

# BOULOGNE - PASSAGES - DUPLEX WITH TERRACES

1 785 000 €

Ref 86650388A

Boulogne-Billancourt - Apartment 1498 sq ft

light, extended by a pleasant single-level terrace, a true extension of the living room inviting you to enjoy special moments outdoors. The fully functional independent kitchen has an adjoining balcony, providing additional space ideal for daily activities. The sleeping area features four comfortable bedrooms, including a master suite with its own terrace, ensuring peace and privacy. A third outdoor space completes this set: a terrace accessible at the upper level, offering a privileged place to create a relaxation area or host guests away from urban hustle. The apartment is part of a well-maintained and secure residence, equipped with contemporary amenities: elevator, digicode, intercom, accessible for persons with reduced mobility, double glazing, and fiber optic internet, ensuring comfort and peace of mind every day. Located very close to shops, schools, and transportation, this rare property combines quality of life, volumes, and outdoor spaces in one of the most sought-after areas in western Paris. 2 parking spaces available additionally. Metro: Marcel Sembat (line 9)

**VANEAU**  
Luxury Real Estate

VANEAU TROCADÉRO 16th  
19 , avenue Raymond  
Poincaré 75016 Paris

**Price :** 1 785 000 €

**Surface :** 1498 sq ft

**Rooms :** 5

**Bedrooms :** 4

**Floors :** 5

**Bathrooms :** 1

**Shower rooms :** 2

**Cellar :** Yes

**Balconies :** Yes

**Elevator :** Yes

**Parkings :** 2

**Digicode :** Yes

**Intercom :** Yes

**Terrace :** Yes

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### VANEAU LOCATION

Une équipe dédiée à Paris,  
Neuilly et Boulogne



### VANEAU

Immobilier de prestige depuis  
1972



### VANEAU VIAGER

30 ans d'expérience en vente  
viagère



### VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

# VANEAU C'EST AUSSI



### VANEAU PATRIMOINE

Dispositifs de défiscalisation,  
SCPI, Assurances Vie



### VANEAU DIGITAL NEUF

La plate-forme digitale 100%  
immobilier neuf



### GESTION LOCATIVE

GTF, plus de 7 000 lots gérés à  
Paris



### COURTAGE CRÉDITS

Exell Crédit immobiliers  
Assurances emprunteurs

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés