

# BOULOGNE-BILLANCOURT - FAMILY HOUSE - GARDEN - TERRACE - GARAGE

2 100 000 €

Ref 86351676A

Boulogne-Billancourt - House / Villa 2601 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

In a quiet, sought-after street in Boulogne-Billancourt, we present an elegant seven-room family home with 241.65 m<sup>2</sup> of living space over four levels and a basement. The house boasts high ceilings, plenty of natural light, recent renovation and top-of-the-range features. On the first floor, a vast reception room comprises a double living room, a dining room and a modern kitchen opening onto a 43.10 m<sup>2</sup> garden planted with trees. A laundry room and an 18.61 m<sup>2</sup> garage complete this level. Second floor: bedroom with access to an intimate terrace, bathroom, dressing room, office and toilet. Second floor: two bright bedrooms share a shower room, bathroom and separate toilet. Top floor: a superb 48 m<sup>2</sup> room occupying the entire level, which could be converted into a master suite. Basement: a 48 m<sup>2</sup> space offers a host of possibilities (games room, home cinema, sauna, gym). This rare home combines generous volumes, outdoor space and proximity to shops and transport, offering a privileged family living environment at the gateway to Paris. Fees of 3.86% incl. VAT included in the sale price, to be paid by the purchaser, i.e. a price excluding fees of euros 2,070,000. Estimated annual energy costs for standard use: between euros 1,451 and euros 1,963 per year, indexed to January 1, 2021. Information on the risks to which this property is exposed is available on the GÃ©orisques website <http://www.georisques.gouv.fr>.

## Vaneau Neuilly

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VANEAU AGENCY NEUILLY

137 , avenue Achille Peretti  
92200 Neuilly sur Seine

**Price :** 2 100 000 €

**Surface :** 2601 sq ft

**Rooms :** 7

**Bedrooms :** 4

**Floors :** 3

**Bathrooms :** 2

**Shower rooms :** 1

**Intercom :** Yes

**Terrace :** Yes

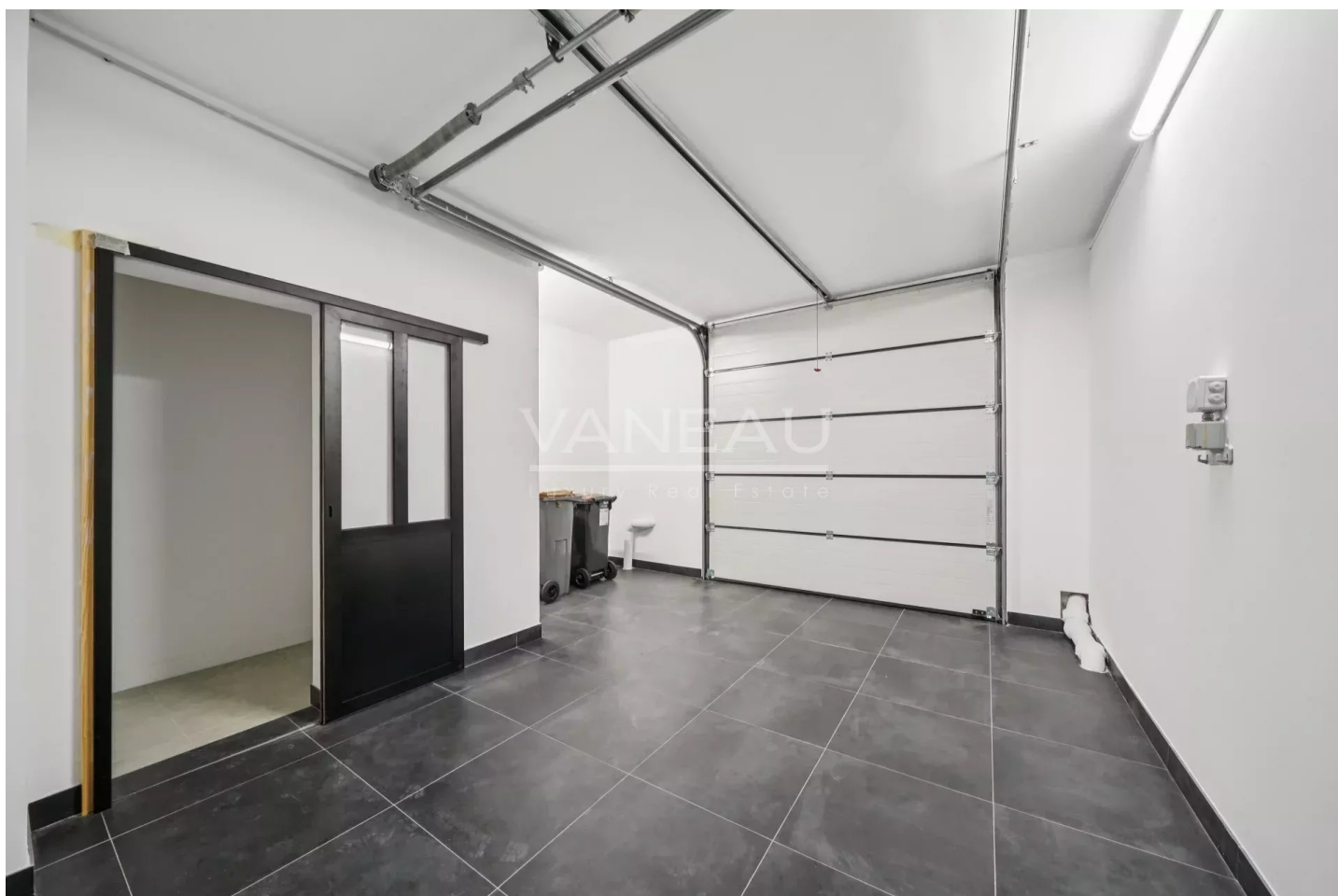
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### VANEAU LOCATION

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