

NEUILLY - EXCEPTIONAL DUPLEX - VIEW OF THE SEINE, CLOSE TO SHOPS

749 000 €

Ref 86886757J

Neuilly-sur-Seine - Apartment 652 sq ft

VANEAU
Luxury Real Estate



About this property

Located in the heart of a quiet and lush environment, in a recent high-standard residence, this exceptional pied-à-terre offers a true art of living between the sky and the Seine. Designed as a rare and refined pied-à-terre, this property immediately seduces with its omnipresent brightness, elegant volumes, and splendid outdoor spaces bathed in sunlight. Fully renovated in 2021 with high-end features, it subtly combines contemporary comfort with an intimate atmosphere. Developed on the 7th and 8th floors, the apartment opens onto a spacious reception room flooded with light through large openings to the outside, the open kitchen with dining area extends harmoniously this convivial and elegant living space. The 23 m² sky terrace is a true suspended setting above the Seine. Shelter from prying eyes and without vis-à-vis, it offers an exceptional unobstructed view and invites you to enjoy privileged moments in a peaceful and bright setting. On the upper floor, the master suite reveals an elegant and soothing ambiance with a custom dressing room and a full bathroom equipped with a bathtub and a shower. A charming private balcony of 8 m² extends this exclusive sleeping area, offering a moment of calm in complete privacy. Rare on the market, this duplex combines elegance, serenity, and upscale amenities, ideal for a high-quality main residence or an exceptional pied-à-terre at the gates of Paris. A 3 m² cellar in the basement completes this property. Option to purchase a parking space in the building's basement in addition to the price, at 20,000 euros. Fees paid by the seller included in the sale price. Average annual share of current charges: euros4,700, or euros392 per month. Number of residential lots: 221 - No current proceedings based on articles 29-1 A and 29-1 of Law No. 65-557 of July 10, 1965, and Article L.615-6 of the CCH. Estimated annual energy expenses for standard use: between euros890 and euros1,240 per year, indexed for the years 2021, 2022, and

Vaneau Neuilly

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VANEAU AGENCY NEUILLY

137 , avenue Achille Peretti

92200 Neuilly sur Seine

Price : 749 000 €

Surface : 652 sq ft

Rooms : 3

Bedrooms : 1

Floors : 8

Bathrooms : 1

Shower rooms : 0

Cellar : Yes

Balconies : Yes

Elevator : Yes

Digicode : Yes

Intercom : Yes

Terrace : Yes

2023. Information on the risks to which this property is exposed is available on the Georisks website <http://www.georisques.gouv.fr>. Mandate No. 22033

Caretaker : Yes

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VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne



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viagère



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VANEAU PATRIMOINE

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SCPI, Assurances Vie



VANEAU DIGITAL NEUF

La plate-forme digitale 100%
immobilier neuf



GESTION LOCATIVE

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Paris



COURTAGE CRÉDITS

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Assurances emprunteurs

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés