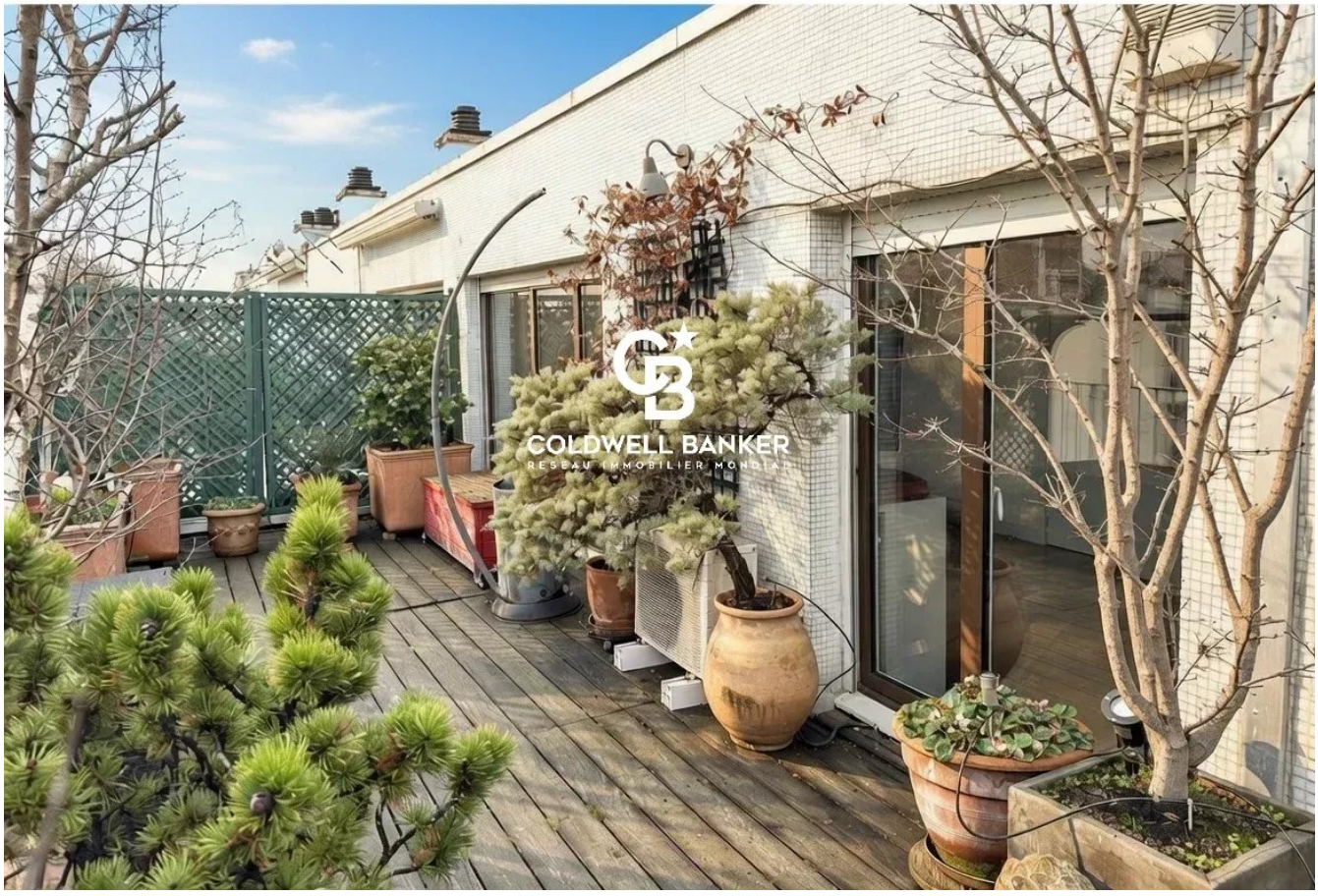
COLDWELL BANKER
EUROPA REALTY

Apartment Boulogne-Billancourt 149 m²

Vente en nue-propriété



SALE PRICE : 1 200 000 €

EMAIL : GILLES.BAUDRIER@COLDWELLBANKER.FR

EXCLUSIVITY

20 rue du général Clavery
France, 78110, Le Vésinet

gilles.baudrier@coldwellbanker.fr

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DESCRIPTION

Sheltered from view, in immediate proximity to the Bois de Boulogne, in the heart of the highly sought-after Escudier district, we are pleased to present the bare ownership of an exceptional penthouse offering a rare quality of life at the gateway to Paris.
With a surface area of 150 sqm, this unique property is extended by a magnificent 77 sqm landscaped terrace on the same level — a true open-air sanctuary enjoying a spectacular view of the Tour Eiffel.
Created through the seamless combination of two apartments, the penthouse is distinguished by its remarkable volumes, abundant natural light, and perfectly conceived layout.The expansive and elegant reception area opens widely onto the exterior, creating a natural continuity between interior spaces and terrace.The spacious, welcoming kitchen features a dedicated dining area.The sleeping quarters comprise two bedrooms, a shower room, a bathroom with laundry area, and two separate toilets, meeting the highest standards of comfort.
This rare property is further complemented by a large cellar and two side-by-side parking spaces accommodating two vehicles and a two-wheel vehicle, all within a secure residence with concierge.

Bare ownership sale: the seller retains usufruct of the property. Full ownership transfers to the purchaser upon termination of the usufruct, with no additional fees or formalities. A heritage investment offered at a discounted value, free from any rental management constraints.

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FEATURES

Property type:	Apartment	Area:	149.97 m²	Elevator:	Oui
Number of units:	224	Property tax:	€1.00	Number of rooms:	5 rooms
Number of bedrooms:	2 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 211

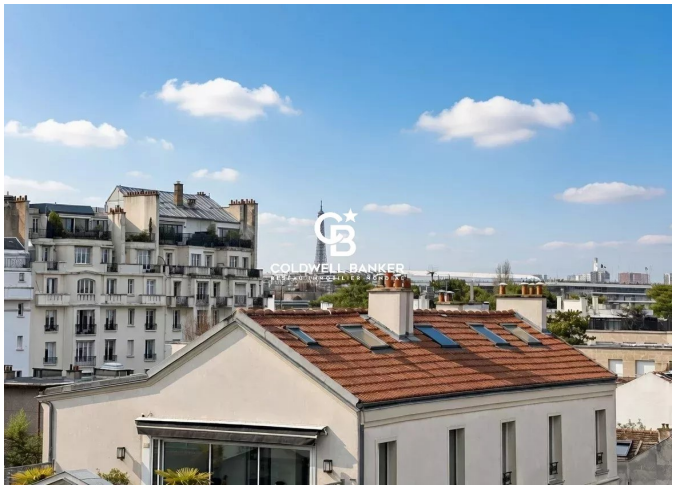
Greenhouse gas emissions (GHG) index: D 46

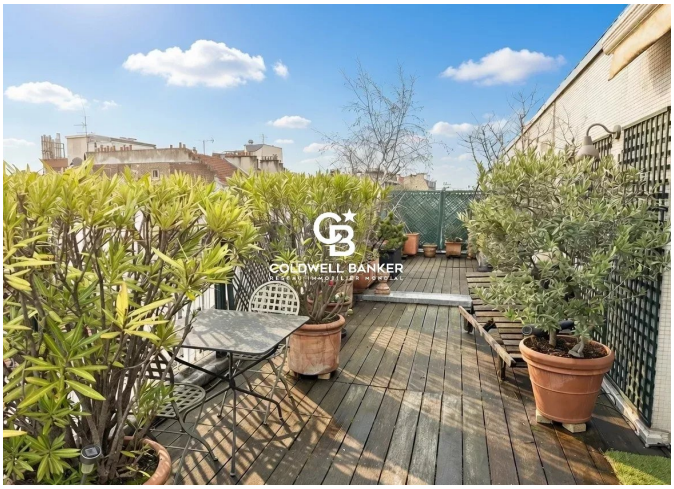
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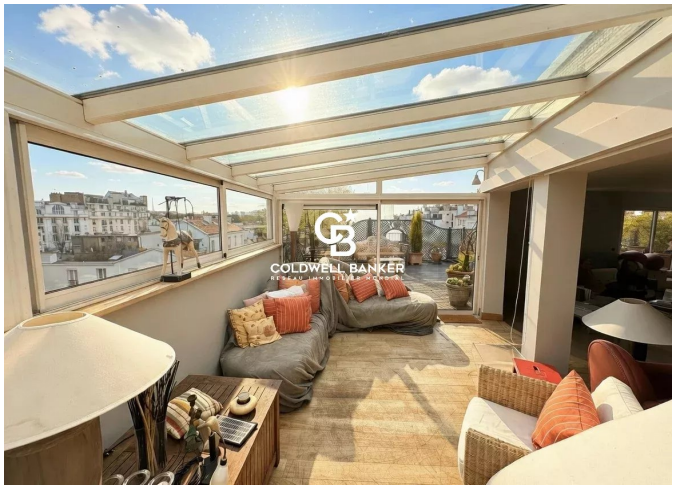
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