COLDWELL BANKER
EUROPA REALTY

Apartment Neuilly-sur-Seine 100 m²



SALE PRICE : 1 220 000 €

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DESCRIPTION

As a real estate expert in the Neuilly-sur-Seine area, I am pleased to present this superb 1,076 sq ft (100 m² Carrez law) apartment, featuring an incredibly rare asset on the market: a fully private 1,130 sq ft (105 m²) garden.

Located on the ground floor of Boulevard Bineau—a highly sought-after and dynamic thoroughfare in the municipality—this property is designed for true urbanites at heart. It is the ideal location for those who love living to the rhythm of the city and seek ultimate accessibility, with shops, public transit, and renowned schools right at their doorstep.

A rare outdoor space in the heart of urban energy:
The undeniable highlight of this apartment is its expansive 1,130 sq ft garden. Facing the boulevard, this outdoor space allows you to stay connected to the vibrant energy of Neuilly. With such a large footprint, the potential is immense: it serves as a fantastic blank canvas to create your own urban cocoon. By envisioning a clever landscape design—such as planting a dense green screen of evergreen shrubs—you can sculpt a beautiful, tailored outdoor retreat, perfect for setting up a large patio and enjoying a touch of nature right in the city.

An elegant and meticulously designed interior layout:
Past the large entryway featuring custom built-in storage, you discover a vast, bright living area. This double living and dining room, highlighted by stunning solid oak hardwood floors, offers excellent space for entertaining and opens directly onto the garden through large glass sliding doors, creating a seamless indoor-outdoor flow.

The sleeping quarters, functional and adaptable:

The Master Suite: Comfortable and inviting, it also boasts direct outdoor access through large French doors, offering a lovely perspective of your garden.

The Children’s Area: This space stands out with a gorgeous industrial-style glass partition, adding undeniable character and beautiful natural light. Its current, very spacious layout is ideal for a shared bedroom, but its flexible design easily allows for the creation of two distinct sleeping areas as your family's needs evolve.

The Bathroom: Fully renovated with premium amenities, it is designed for relaxation. It features a soaking tub, a large glass-enclosed walk-in shower, and beautifully curved, contemporary vanity cabinetry.

Property Highlights:

1,076 sq ft (100 m²) of perfectly optimized living space.

A 1,130 sq ft (105 m²) private garden, a true blank slate for urban landscaping.

High-quality interior finishes (solid hardwood floors, custom glass partition, premium bathroom).

A dynamic address, hyper-connected to local city life.

Combining the generous volumes of a small townhome with the vitality of a sought-after boulevard: this is the unique opportunity this apartment provides.

Price and complete details available upon request.
Contact me today to schedule a private viewing and discover the full potential of this property.

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FEATURES

Property type:	Apartment	Area:	100.8 m²	Elevator:	Oui
Number of units:	40	Number of rooms:	4 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): F 364

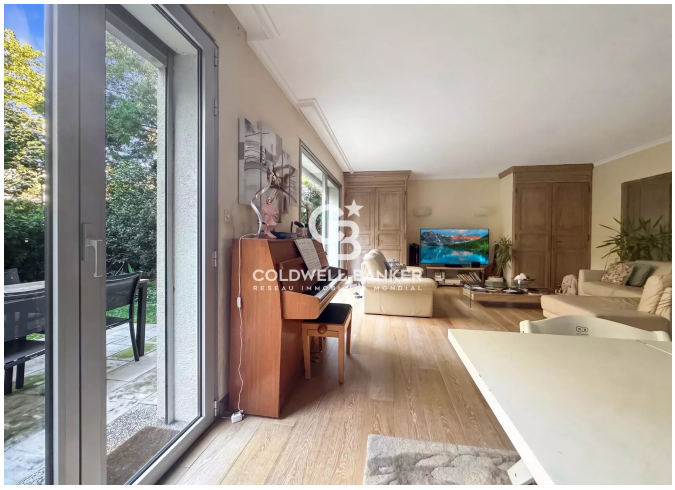
Greenhouse gas emissions (GHG) index: Not applicable -1

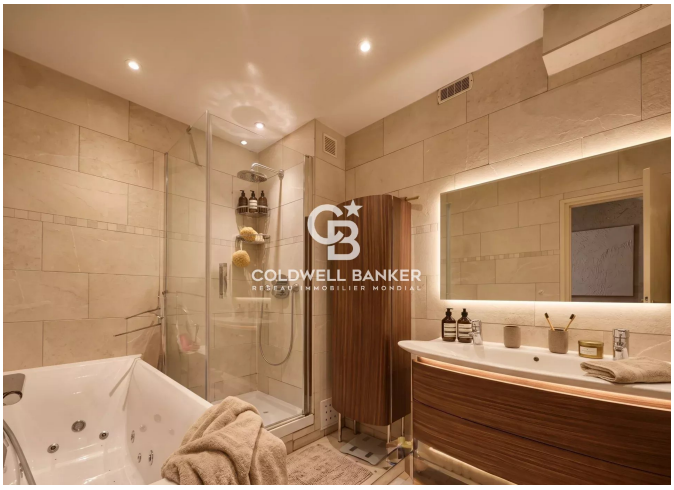
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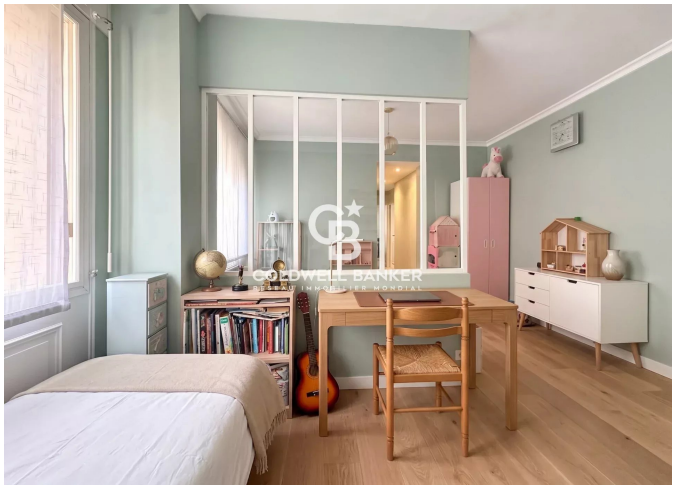
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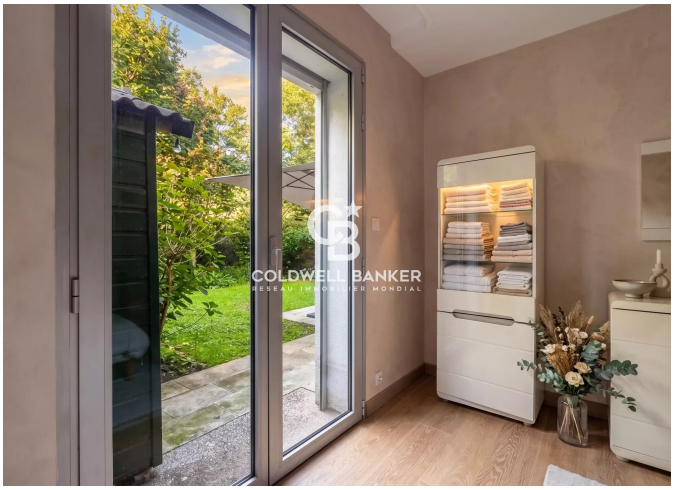
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