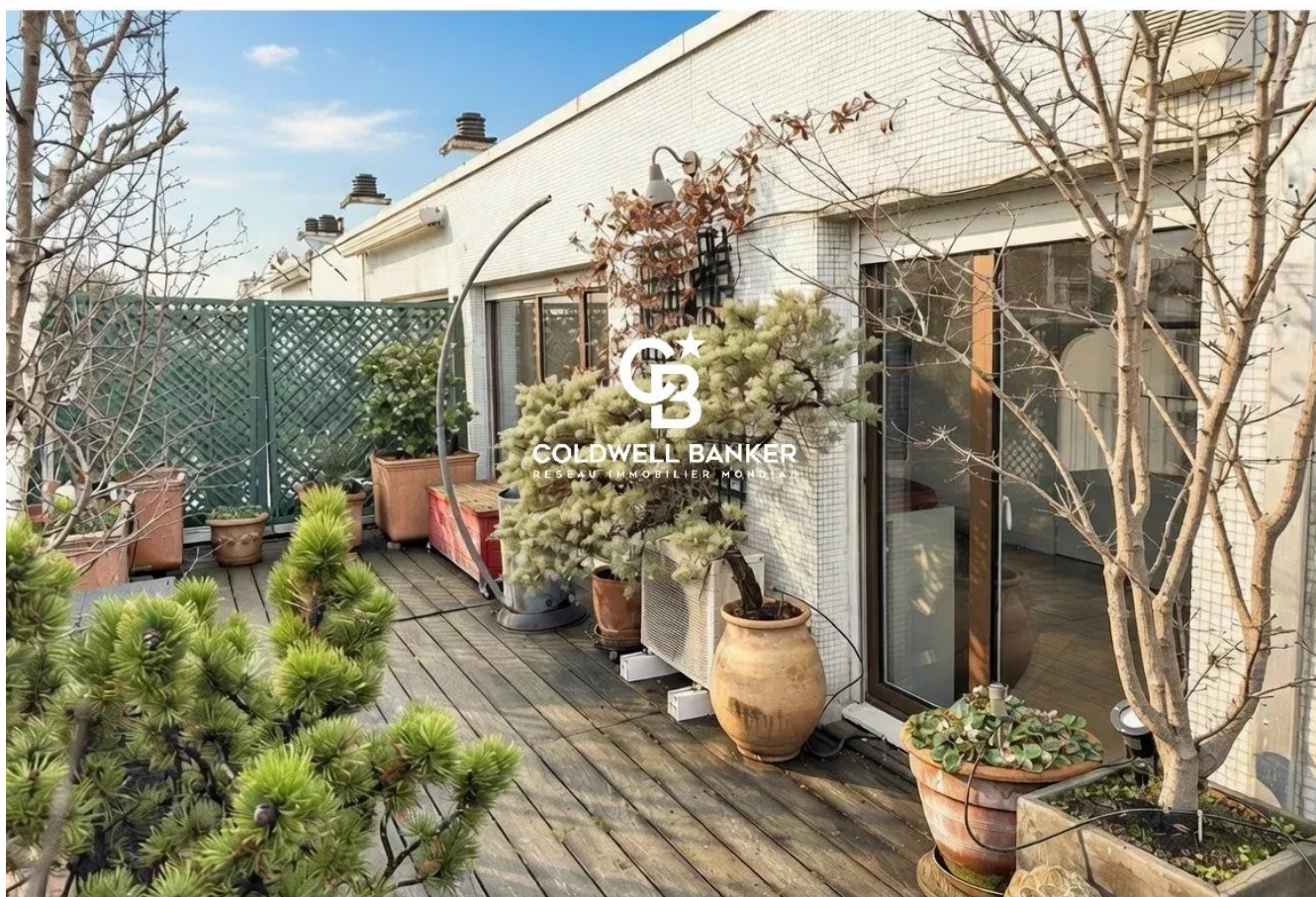


Appartement Boulogne-Billancourt 149 m²

Vente en nue-propiété



SALE PRICE : 1 200 000 €

EMAIL : GILLES.BAUDRIER@COLDWELLBANKER.FR

EXCLUSIVITY

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.

FEATURES

Property type:	Appartement	Area:	149.97 m ²	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

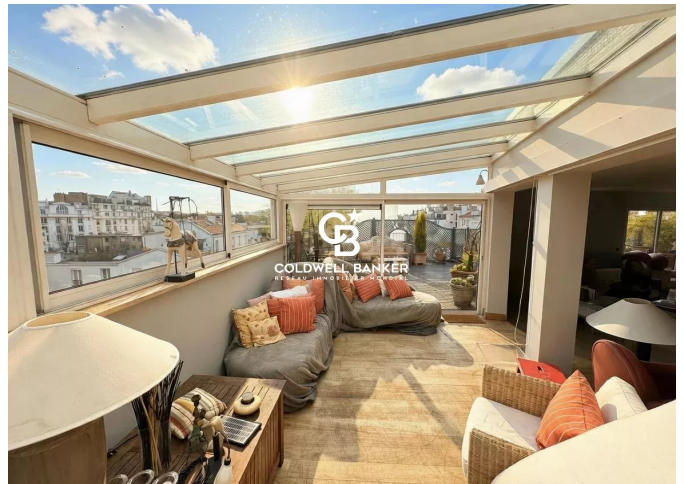
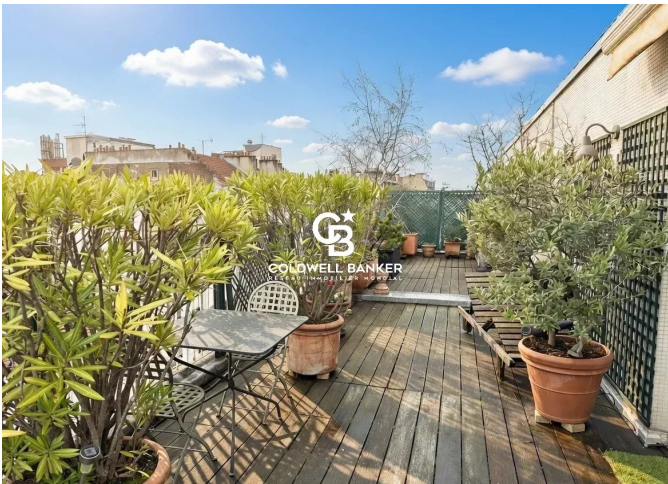
ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 211

Greenhouse gas emissions (GHG) index: D 46



COLDWELL BANKER
EUROPA REALTY



20 rue du général Clavery
France, 78110, Le Vésinet



gilles.baudrier@coldwellbanker.fr