

Appartement Boulogne-Billancourt 49 m<sup>2</sup>

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SALE PRICE : 474 000 €

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## DESCRIPTION

### Elegant Fully Renovated Two-Bedroom Apartment

Ideally located in the heart of the highly sought-after Robert Schuman – Victor Hugo – Jean Jaurès triangle, in the prestigious Boulogne Nord district, this elegant fully renovated two-bedroom apartment is situated on an upper floor of a charming period building.

The property has undergone a complete renovation with high-quality finishes and materials, offering a contemporary living environment while preserving the character and charm of the original architecture.

Perfectly laid out, the apartment features a bright living room, a brand-new fully fitted contemporary kitchen, two genuine bedrooms, and an elegant bathroom with double vanity, walk-in shower, and premium finishes throughout.

Its prime location offers an exceptional lifestyle, just moments from the Bois de Boulogne, quality shops, renowned schools, and public transportation (Metro Lines 9 and 10), with direct access to Paris's prestigious 16th arrondissement.

A rare opportunity in the highly desirable Boulogne Nord market, this property is perfectly suited for families, professionals, or investors seeking a prime residential address.

A cellar completes the property.

Sale Price: €474,000 (agency fees payable by the seller)

Condominium: 23 main units

Average Annual Service Charges: €1,783

Energy Rating: D

Estimated Annual Energy Costs: between €1,117 and €1,511 per year.

Information regarding potential risks to which this property may be exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

## FEATURES

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Property type:	Appartement	Area:	49.0 m <sup>2</sup>	Number of rooms:	3 rooms
Number of bedrooms:	2 bedrooms				

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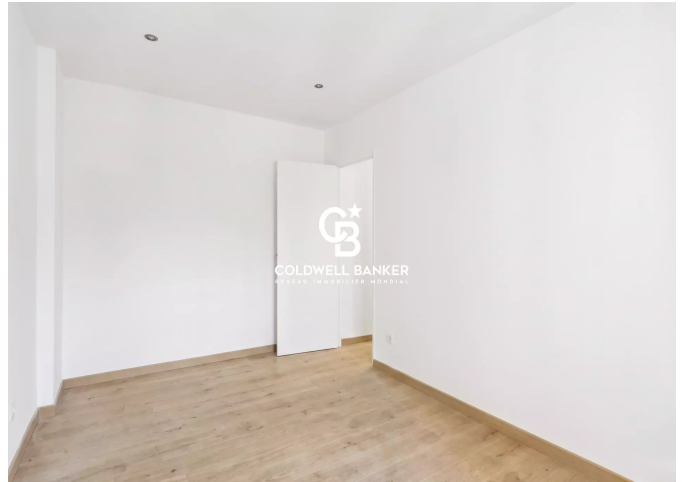
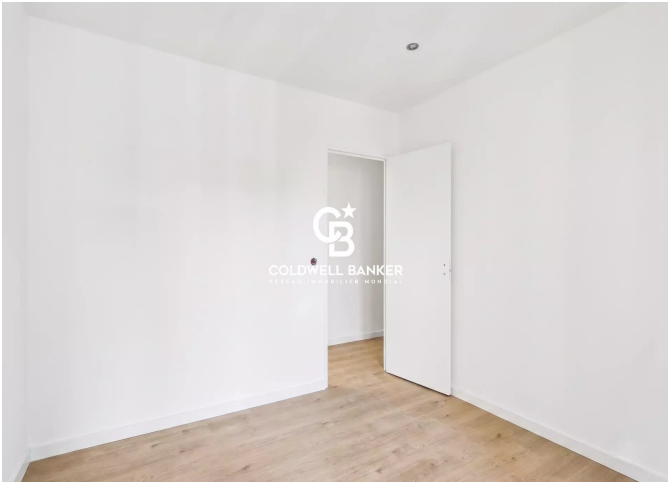
## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 237

Greenhouse gas emissions (GHG) index: B 9



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