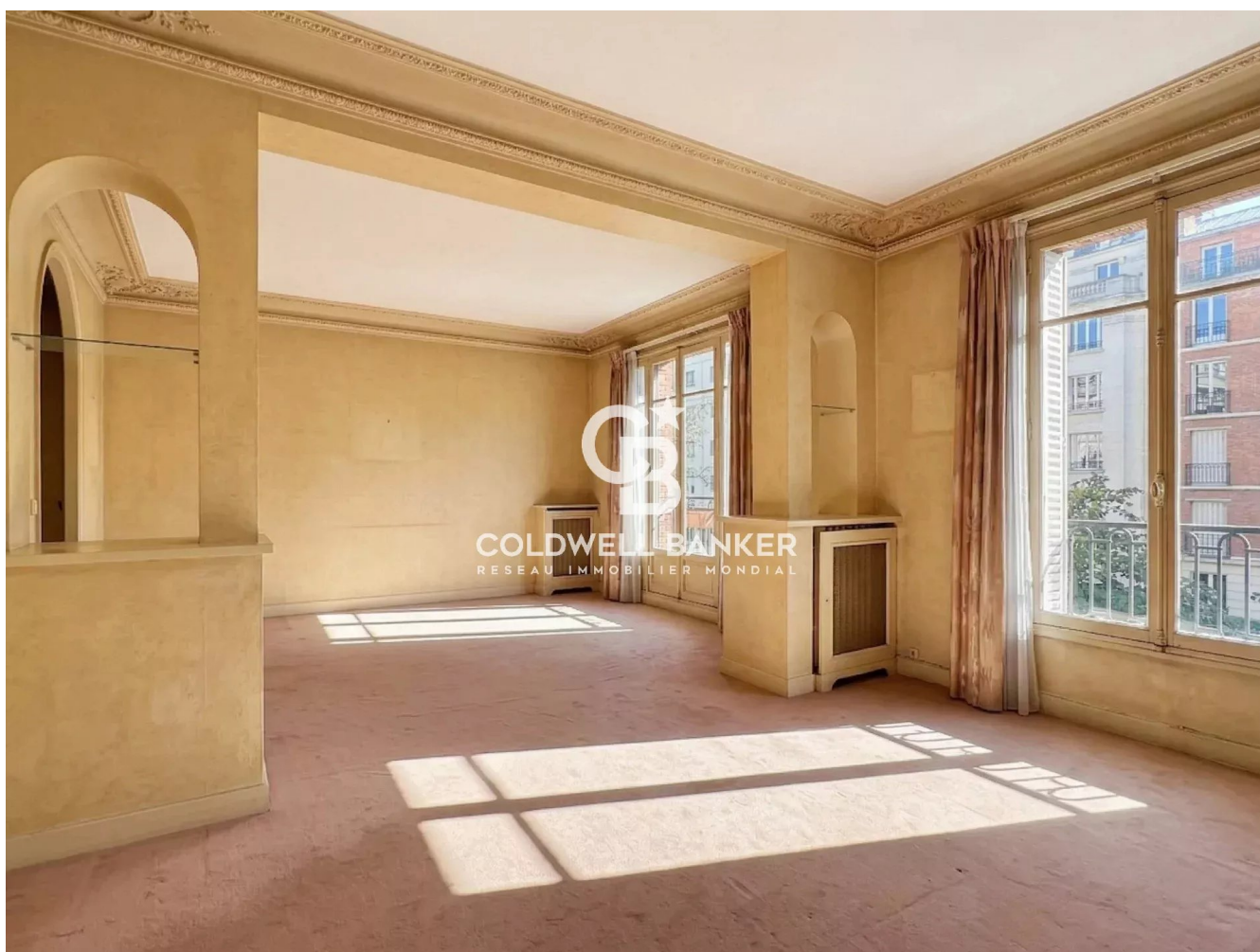


Appartement Neuilly-sur-Seine 133 m²



SALE PRICE : 1 250 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

DESCRIPTION

Ideally located just steps away from the Bois de Boulogne, on the 1st floor of a beautiful, high-end residence with an elevator and a caretaker, this bright, dual-aspect 133 sqm apartment offers superb renovation potential. The apartment comprises:

A spacious double reception room with a quiet view over the condominium's garden

A dining room and an office/study

3 bedrooms (with the possibility of easily creating a 4th bedroom)

A bathroom, a shower room, and separate toilets

Its highly flexible layout allows you to completely redesign the spaces to perfectly suit your family's lifestyle.

Additional features:

2 cellars complete this property.

A closed lock-up garage is available at an additional cost.

A prime location:

Transport: Les Sablons metro station 150m away, Pont de Neuilly a 7-minute walk.

Highly sought-after school catchment area: Collège Théophile Gautier / Lycée Saint-James.

FEATURES

Property type:	Appartement	Area:	133.0 m ²	Elevator:	Oui
Property tax:	€1.00	Number of rooms:	7 rooms	Number of bedrooms:	4 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): F 306

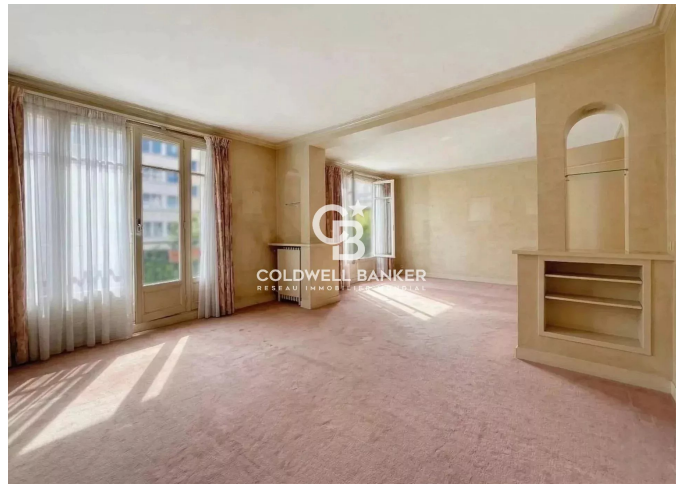
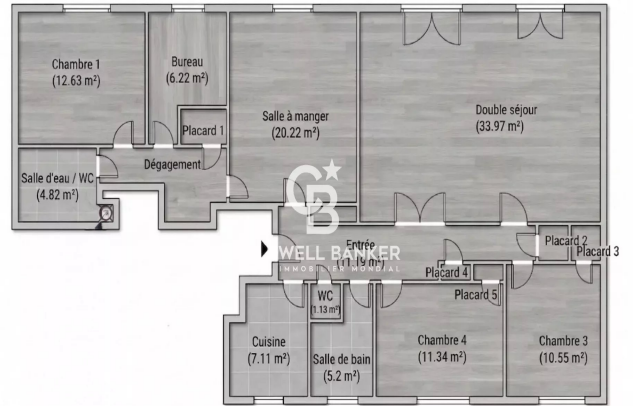
Greenhouse gas emissions (GHG) index: F 86



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