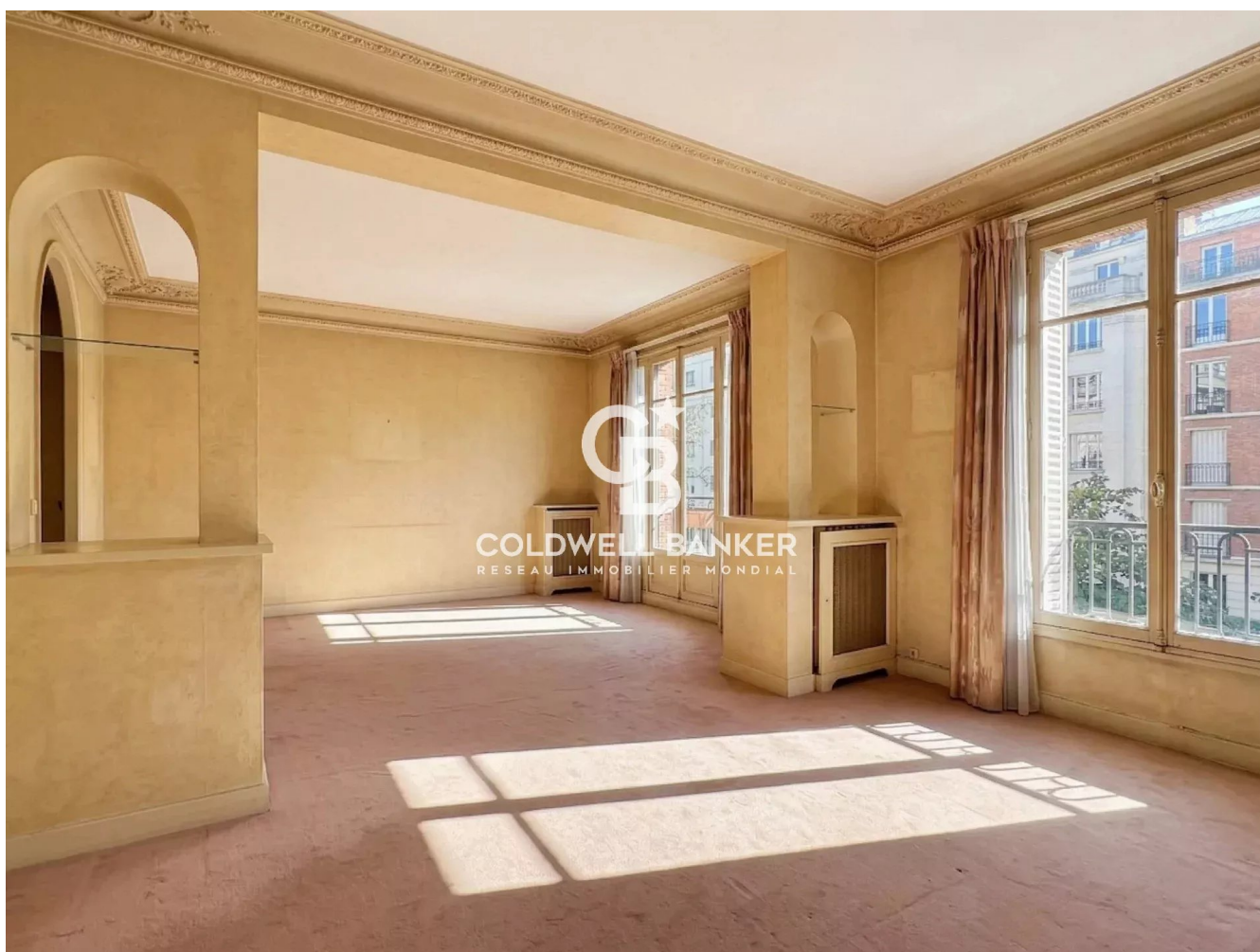


Appartement Neuilly-sur-Seine 133 m<sup>2</sup>

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PRIX DE VENTE : 1 250 000 €

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EMAIL : [CBAI@COLDWELLBANKER.FR](mailto: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.

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	133.0 m <sup>2</sup>	Ascenseur :	Oui
Taxe foncière :	€1.00	NB de pièces :	7 rooms	NB de chambres :	4 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : F 306

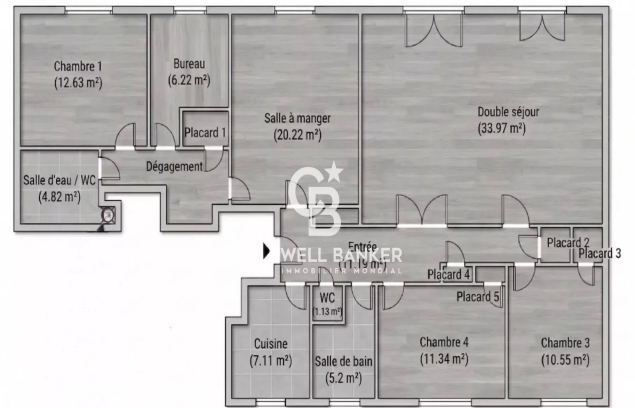
Indice d'émission de gaz à effet de serre (GES) : F 86



**COLDWELL BANKER**  
**EUROPA REALTY**



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