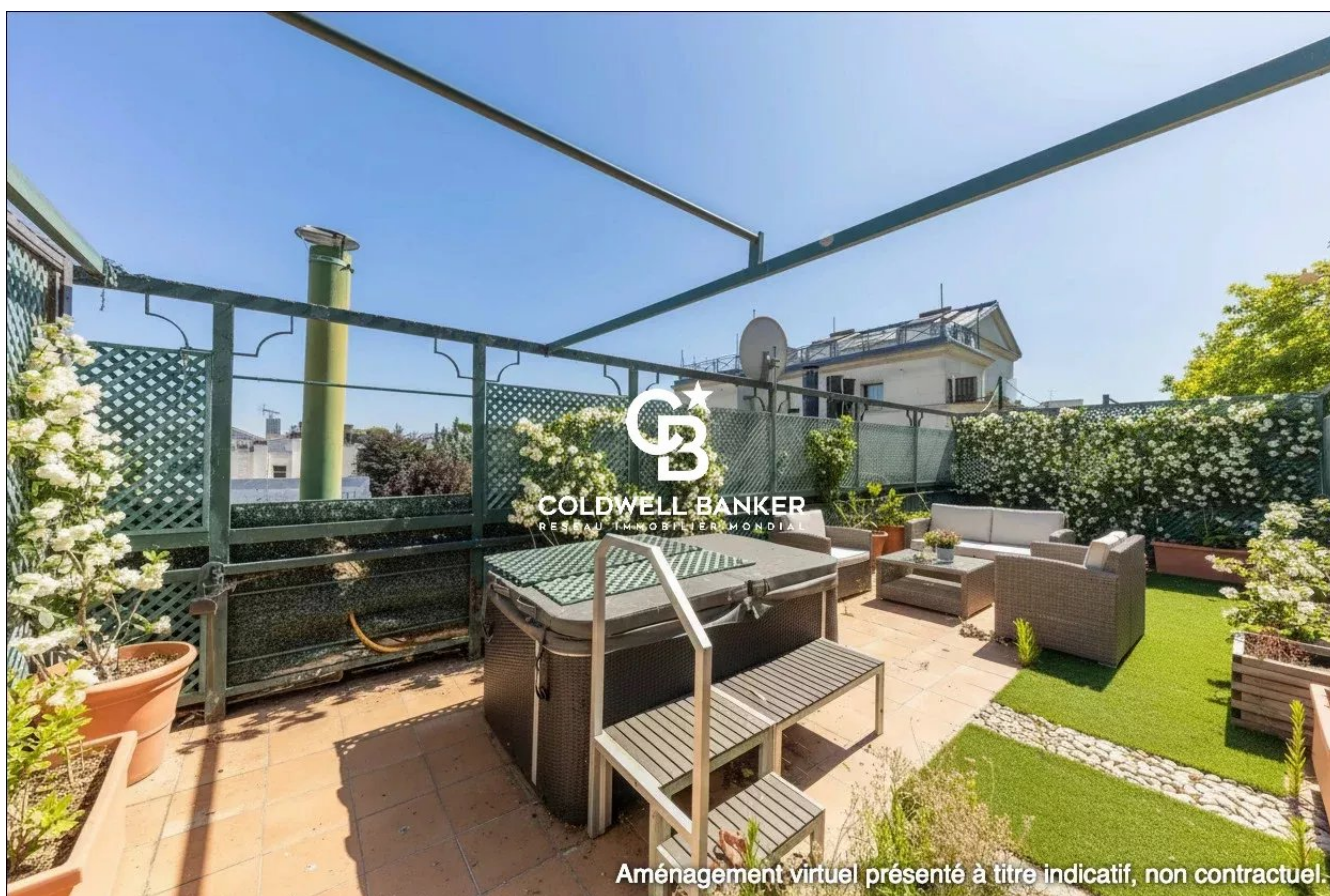


Maison Neuilly-sur-Seine



SALE PRICE : 4 500 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Paris presents a property of character ideally located in Neuilly-sur-Seine, in a highly sought-after residential neighborhood.

Spread over several levels, this building is in good overall condition and offers strong potential for enhancement. While renovation work is required, it provides numerous possibilities for layout and extension, allowing the creation of a unique and personalized project.

A terrace with open views completes the property, offering a privileged outdoor space, perfect for enjoying peaceful moments in the open air.

A rare opportunity on the market, this building will appeal both to investors and to those seeking an exceptional real estate project in one of the most desirable areas of the Paris region.

Asking Price: €4,500,000 (fees included)

Fees: 5,8% incl. VAT payable by the buyer

Net selling price (excluding fees): €4,250,000

Energy Performance Rating: G

Estimated annual energy costs: between €2,117 and €3,001

"Information regarding the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr"

FEATURES

Property type: Maison Number of rooms: 10 rooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

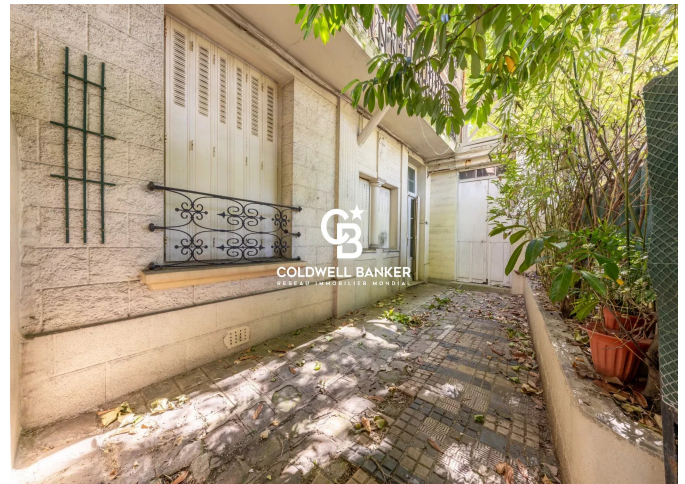
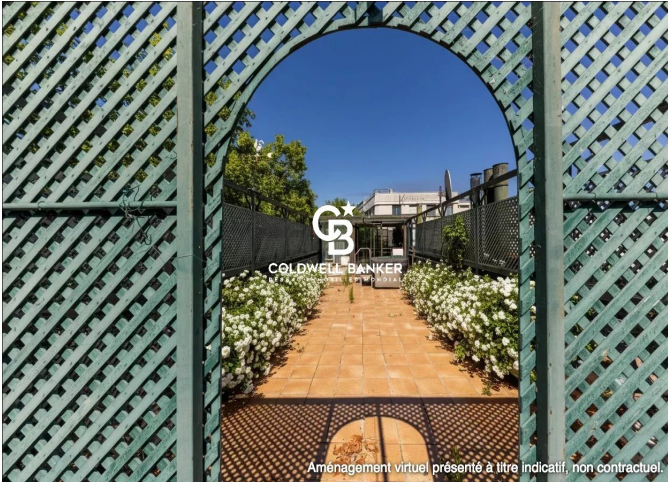
ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): G 645

Greenhouse gas emissions (GHG) index: C 21



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