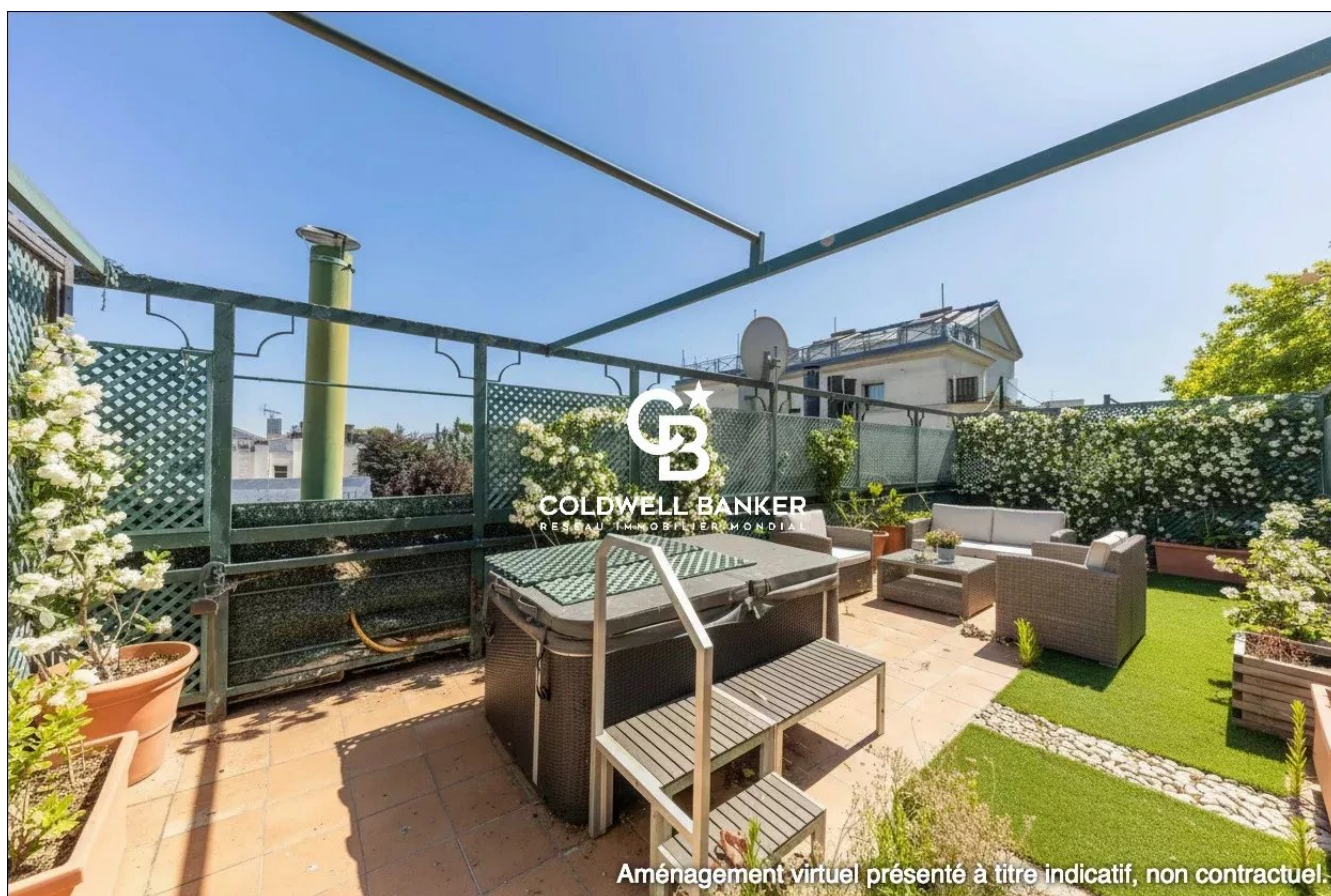


Maison Neuilly-sur-Seine



PRIX DE VENTE : 4 770 000 €

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: €4,770,000 (fees included)

Fees: 6% incl. VAT payable by the buyer

Net selling price (excluding fees): €4,500,000

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"

CARACTÉRISTIQUES

Type de bien : Maison NB de pièces : 10 rooms

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

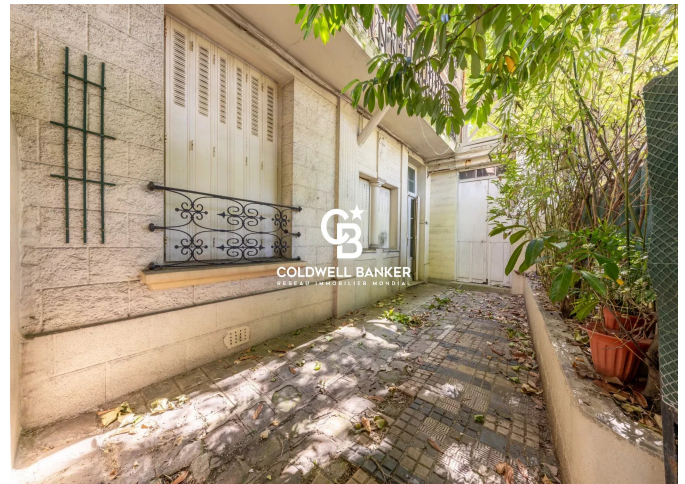
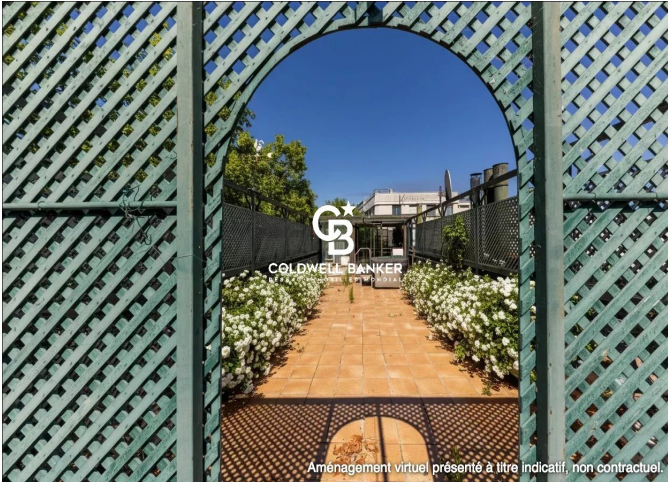
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : G 645

Indice d'émission de gaz à effet de serre (GES) : C 21



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