LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



NEUILLY 92200 | LUXURY PROPERTY TO RENOVATE IN WESTERN PARIS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

NEUILLY 92200 | LUXURY PROPERTY TO RENOVATE IN WESTERN PARIS ...

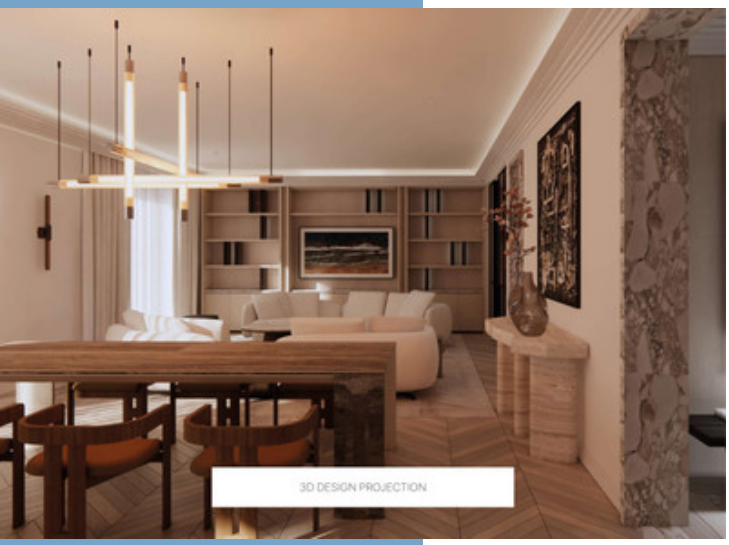




PROPERTY FACT FILE

REFERENCE	A45928LEG92
PRICE	€ 2,670,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	1
ACCOMMODATION	224 m²
LAND	23 m²
TOWN	Neuilly-sur-Seine
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	To be renovated, Habitable, Good condition
FEATURES	Private parking, High speed internet, Electricity on site

*Price based on current exchange rate which is subject to change





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Bois de Boulogne
- Just minutes from central Paris
- Bright and spacious
- Unobstructed views
- Prestigious residential suburb of Paris

NEUILLY 92200 | LUXURY PROPERTY TO RENOVATE IN WESTERN PARIS ...

Ref : A45928LEG92

Neuilly 92200 | Maurice-Barrès | 4 Bed | 224 m² | 4 Balconies | 2 Parkings | Cellar | To Renovate | ERP D/D

Exceptional 224 m² apartment to renovate on prestigious Boulevard Maurice-Barrès, near Avenue du Général de Gaulle, facing the Bois de



DESCRIPTION

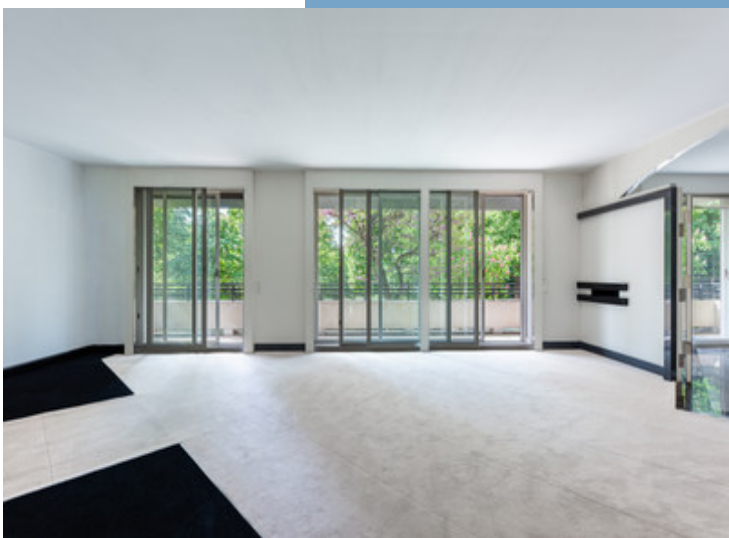
AN EXCEPTIONAL RESIDENCE OPPOSITE THE BOIS DE BOULOGNE

Some addresses are simply prestigious — this one is exceptional. On the legendary Boulevard Maurice Barrès, directly facing the Bois de Boulogne and moments from Avenue du Général de Gaulle, this rare 224 m² apartment invites discerning buyers to reimagine luxury living from the ground up. Set on the first floor of a well-maintained 1964 residence with passenger lift and service staircase, it captivates with generous proportions, an average ceiling height of approximately 2.80 m, abundant natural light and remarkable tranquillity — and, more remarkably still, the rare potential to be transformed into an approximately 440 m² duplex by uniting it with the apartment directly above. Six balconies punctuate the dual-aspect layout, including a coveted 13 m² south-facing balcony overlooking the Bois. Inside, a double reception room of approximately 70 m², four bedrooms and an exceptional 44 m² traversing master suite with bathroom, dressing room and private balcony await a bespoke renovation. Complete with underground parking and a private cellar, this is a rare canvas for a truly one-of-a-kind residence.



ONE OF FRANCE'S MOST PRESTIGIOUS RESIDENTIAL ADDRESSES

Boulevard Maurice Barrès is one of Neuilly-sur-Seine's most distinguished residential addresses, offering a rare combination of elegance, privacy, greenery and proximity to Paris. Running alongside the Bois de Boulogne, it provides an exceptional quality ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45928LEG92

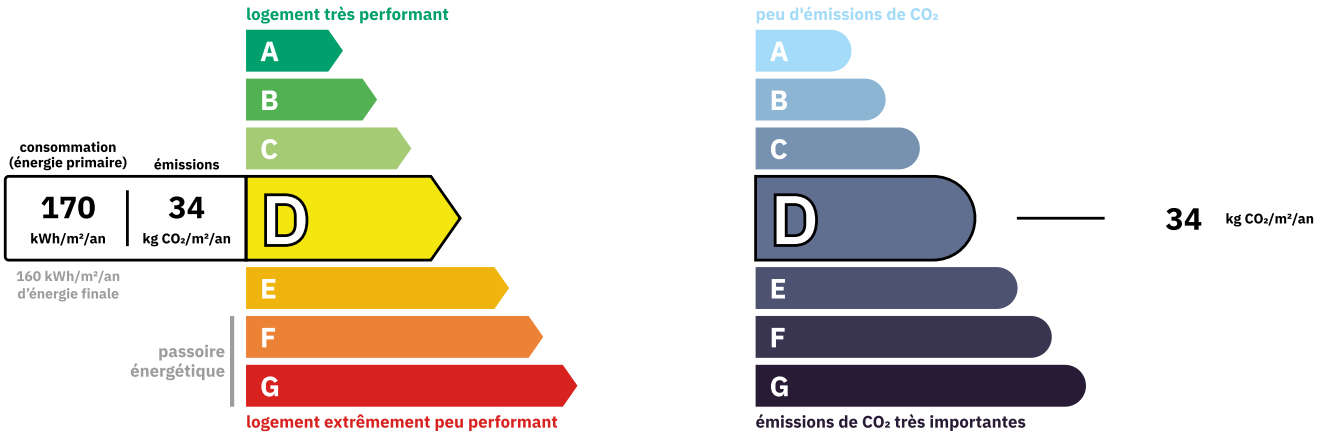
COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

Ref : A45928LEG92

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3680 € and 5030€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A45928LEG92
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr