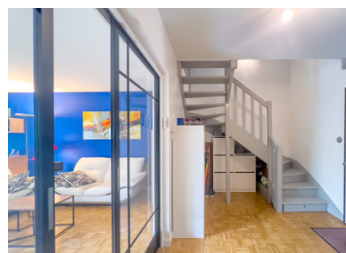


Boulogne Billancourt 92, 3 bed duplex 100m2 + terrace 10m2, overlooking planted park, 1981 building with lift



INFORMATION

Town:	Boulogne-Billancourt
Department:	Hauts-de-Seine
Bed:	3
Bath:	2
Floor:	100.23 m2
Outside Space:	10 m2



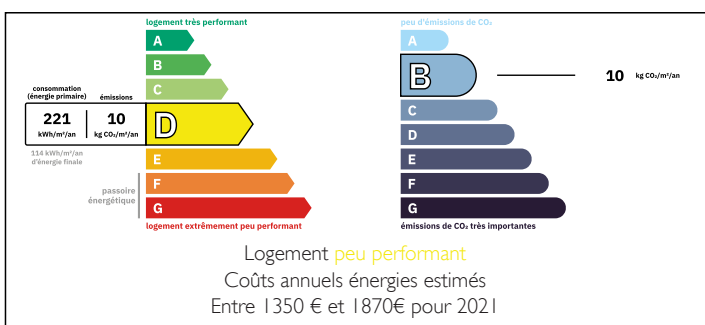
IN BRIEF

Spacious 3 bedrooms (4/5 rooms) 100.23m2 duplex family property plus a 10.10m2 covered terrace in Boulogne town centre, on the raised 1st floor of a well-maintained 1981 building with lift. The flat faces south-east and has a lovely view over the tree-lined garden from its outdoor space, perfect for a family dinner or an aperitif al-fresco.

The entrance hall leads to a spacious 26m2 living room (with dining room and sitting room), a fully-equipped kitchen opening onto the terrace, a utility room and a guest WC. The upstairs sleeping area comprises 3 bedrooms, an en-suite bathroom, a shower room and a 2nd independent WC.

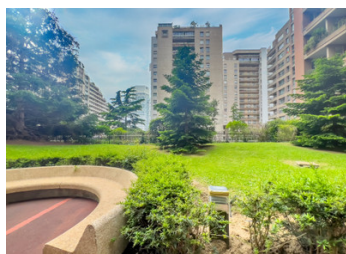
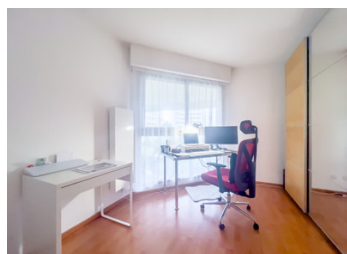
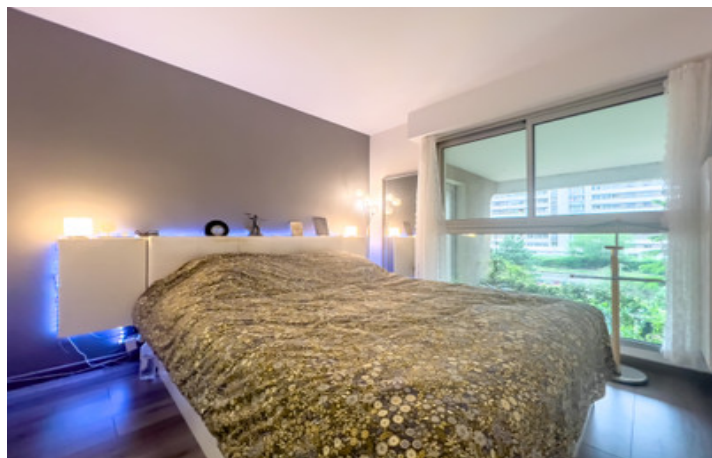
With an EPC D/D rating, this property is ready to move into. In the heart of a residential area between Pont de Sèvres (Metro 9) and the town centre, close to shops (shopping centre...), crèche, schools.....

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Energy performance :

- Class: 199 D / 6 B (Final Energy 114C)
- Annual energy costs: between €1350 and €1970

Surface area details :

- Flat No 94 □ Weighting: 104.35m² = 6.708 € / M²
- Total habitable □ 100.23m² Habitable; 98.36m² Carrez; 10.10m² Covered terrace.
- Cellar No 643 □ 2.80m² (HSP 4.50m²) valued at 2000 € / M²
- Total freehold □ 543 / 100016
- 2 additional private parking spaces (valued at €50,000) □ 50 / 100016

Room details:

- Lower duplex □ Entrance hall: 9.90 m²; Living room: 26.42 m²; Kitchen: 10.36 m²; Terrace 10.10 m²; Utility room: 3.70 m²; Toilet: 1.55 m².
- Upper duplex □ Hallway: 9.33 m²; Bedroom 1: 11.44 m²; En-suite bathroom: 3.90 m²; Bedroom 2: 10.24 m²; Bedroom 3: 10.15 m²; Shower room: 1.85 m²; Toilet: 1.39 m².

Investor information :

- Furnished rental potential 28€/m²/month □ 2,920 € □ 5% projected yield (ref SELOGER: Reference rent = 28 €/m² - Increased rent = 40 €/m²)
- Ideal for flat-sharing □ 4 bedrooms possible for an increase in income of +17 to 25%.

This flat offers attractive rental potential with an attractive gross yield based on market rent references.

Features :

- 2 steps from the many shops on Avenue du Général Leclerc. The Ile Seguin and the Seine Musicale, Boulogne's new artistic and cultural centre, are 800m away. The banks of the Seine offer sporting opportunities, walks and cycle paths to Paris, the Bois de Boulogne and the Domaine National de Saint Cloud.
- 3 bedrooms (possibility of creating...

LOCAL TAXES

Taxe foncière:	1162 EUR
Taxe habitation:	EUR

NOTES