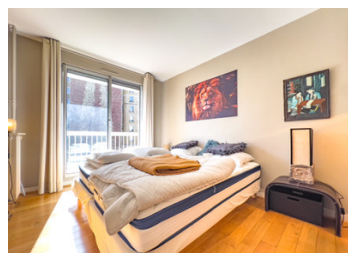
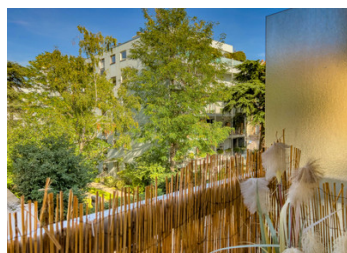


Boulogne 92 Vauthier area, 2 bed flat 81.11m + balconies (13.80m), 2nd floor with lift, parking space avail.



INFORMATION

Town:	Boulogne-Billancourt
Department:	Hauts-de-Seine
Bed:	2
Bath:	2
Floor:	86 m2
Outside Space:	14 m2



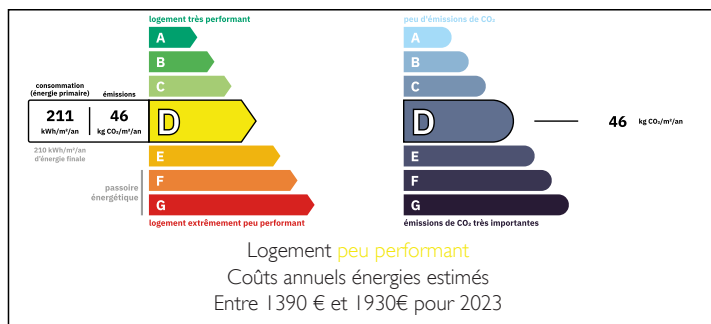
IN BRIEF

Attractive 2 bed 81.11m² family apartment + 2 balconies (9.02 and 4.78m²), not overlooked, on the 2nd floor of a beautiful, high-quality residence with lift. Bright and quiet interior, it benefits from north/south exposure and a beautiful view of the residence's private, tree-lined garden, perfect for children or al fresco aperitifs.

The entrance hall leads to a beautiful 26m² living room onto a balcony and a fitted kitchen + a laundry room/pantry. The sleeping area comprises two bedrooms, a bathroom, a shower room with WC and a guest WC. Flexible layout possible by creating 2 bedrooms on the north side and one large living room opening onto a south-facing balcony.

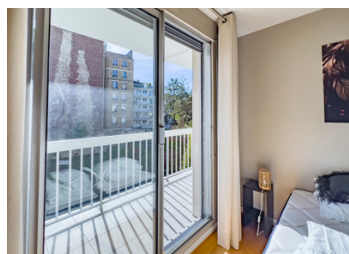
With an EPC rating D/D, This apartment in need of TLC is located in the heart of a sought-after neighbourhood between the Pavillon des Princes and the city centre,...

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

Areas details for the lots included in the price:

- Apartment No. 25: Weighted area: 85.71m² = £9.917/m²
- Total living space: 81.11m² Carrez; 9.02m² south-facing balcony, 4.98m² north-facing balcony.
- Cellar No. 9: 3m² valued at £1,500/m²
- Freehold shares: 362/10062
- Parking space in the building (No. 61) at an additional cost of £30,000 (freehold shares: 22/10062)

Room details (in sqm):

Entrance hall + cupboard 8.58; Living room 26.69; Balcony no. 1 4.78; Hallway + cupboard 2.78; Shower room/WC 2.68; Bathroom 4.04; WC 1.67; Bedroom no. 1 12.38; Balcony no. 2 9.02; Bedroom no. 2 11.23; Kitchen 8.68; Pantry/laundry room 2.38

LOCAL TAXES

Taxe foncière: 1558 EUR

Taxe habitation: EUR

NOTES

Investor information :

- Furnished rental potential €40/m²/month = €3,428 = 4.84% projected yield (ref SELOGER: Reference rent = €34/m² - Increased rent = €45/m²)
- Ideal for shared accommodation: 3 bedrooms for an increased income of +17 to 25%

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

Energy performance (EPC):

- Class: 216 F / 46 F (Final Energy 210 D)
- Annual energy cost: between €1,390 and €1930

Features :

- Parnchamp - Albert Kahn neighbourhood, the historic heart of the city where the major film studios of the Société Française de Production (SFP) are located.
- A stone's throw from the many shops on Boulevard Jean-Jaures, the river banks of the Seine offer opportunities for sports, walks and cycle paths to Paris, the Bois de Boulogne and the Domaine National de Saint Cloud... not to mention sports with Roland Garros and the Molitor swimming pool