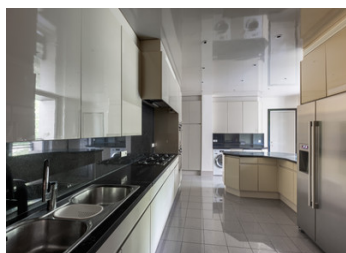
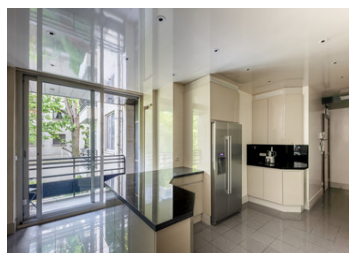
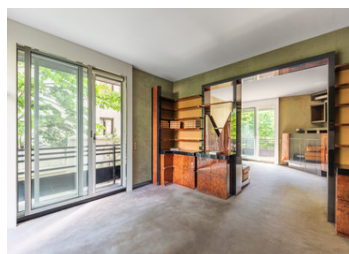


Neuilly 92200 | Luxury Property to Renovate in Western Paris



INFORMATION

Town:	Neuilly-sur-Seine
Department:	Hauts-de-Seine
Bed:	4
Bath:	1
Floor:	224 m2
Outside Space:	23 m2

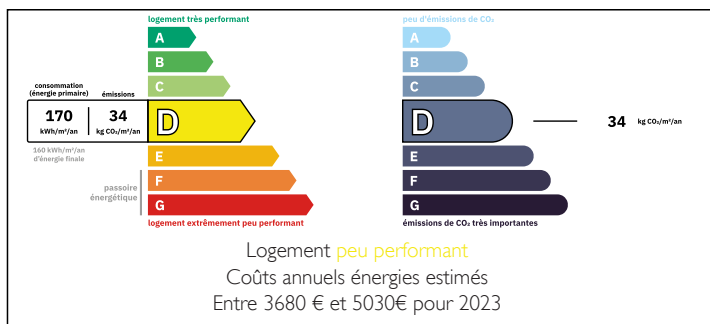


IN BRIEF

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

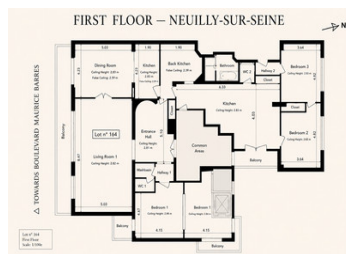
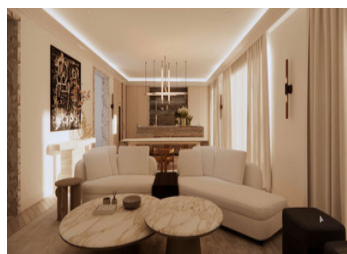
Exceptional 224 m² apartment to renovate on prestigious Boulevard Maurice-Barrès, near Avenue du Général de Gaulle, facing the Bois de Boulogne. Located on the 1st floor of a well-maintained 1964 residence with lift, this dual-aspect apartment is exceptionally bright and quiet. It features a spacious double reception room, four bedrooms, generous volumes, and several balconies, including a rare 13 m² south-facing balcony overlooking the Bois. The property offers duplex potential, underground parking and a private cellar. Ideally located just 5 minutes from Pont de Neuilly Metro (Line 1), with direct access to La Défense and central Paris, and close to local shops, bakery, Fondation Louis Vuitton and the Jordan Consulate. Excellent school catchment area, including...

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.



NOTES

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 of life while remaining close to the capital's cultural, financial and commercial centres.

Neuilly-sur-Seine is renowned for its security, elegant residential environment, excellent schools and immediate access to...