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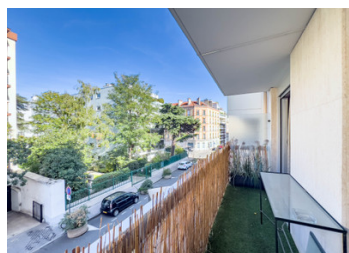












## INFORMATION

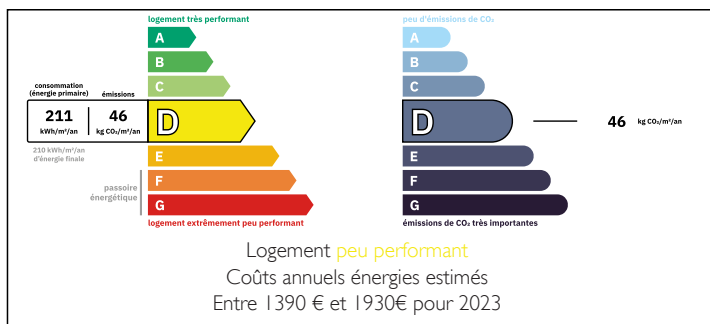| | |
|---|---|
| Town: | Boulogne-Billancourt |
| Department: | Hauts-de-Seine |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 88 m2 |
| Outside Space: | 14 m2 |

## 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 creting 2 bedrooms on the north side and one large living room opening onto a south-facing balcony.
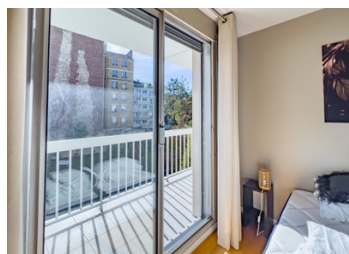
With an EPC rating D/D, This apartment in need of TLC is located in the heart of a sought-after neighbourhood between the Pavillon des Princes and the city centre,...

## ENERGY - DPE



logement très performant

A
B
C
D
E
F
G

consommation
(énergie primaire)  émissions

**211**  **46**
kWh/m²/an  kg CO₂/m²/an

210 kWh/m²/an
d'énergie finale

passoire
énergétique

logement extrêmement peu performant

peu d'émissions de CO₂

A
B
C
D
E
F
G

D  **46** kg CO₂/m²/an

émissions de CO₂ très importantes

Logement peu performant
Coûts annuels énergies estimés
Entre 1390 € et 1930€ pour 2023

## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | 1558 EUR |
| **Taxe habitation:** | EUR |

## NOTES

## 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

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 :
• Parchamp - 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 Rolland Garros and the Molitor swimming pool