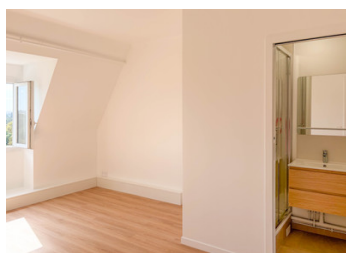
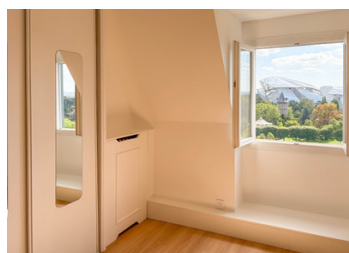
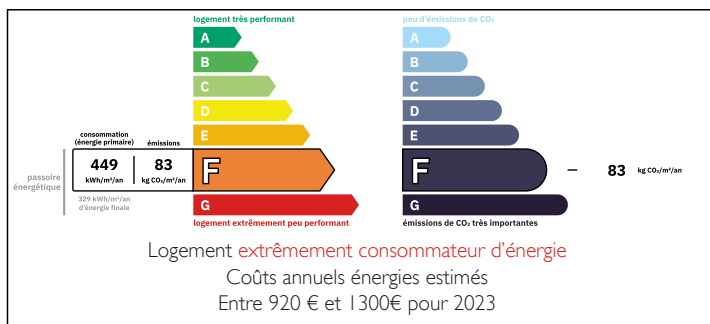


Renovated studio flat — A prime location opposite the Bois de Boulogne | Neuilly-sur-Seine

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Neuilly-sur-Seine
Department:	Hauts-de-Seine
Bed:	1
Bath:	1
Floor:	18 m ²
Plot Size:	0 m ²

IN BRIEF

Situated in one of the most prestigious areas of Neuilly-sur-Seine, this 18 m² studio enjoys an exceptional location right on the edge of the Bois de Boulogne and the Jardin d'Acclimatation. Situated on the 6th floor of an elegant, upmarket bourgeois building, it benefits from a caretaker service and a highly sought-after residential setting.

Fully renovated and brought up to modern standards, the flat is ready to welcome its future owner with no further work required. Its south-facing aspect ensures it is bathed in natural light throughout the day, whilst its unobstructed view of the Bois de Boulogne and the Jardin d'Acclimatation creates a genuine sense of space and tranquillity.

The layout has been designed to make the most of every square metre: a bright living area with an open-plan fitted kitchen, as well as a separate shower room comprising..

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

This exceptional location offers immediate access to the walks in the Bois de Boulogne, the Jardin d'Acclimatation and the Louis Vuitton Foundation, whilst remaining just a few minutes' walk from shops, restaurants and the heart of Neuilly. Renowned schools, notably Pasteur and Sainte-Marie, as well as Metro Line 1 (Pont de Neuilly and Les Sablons) and the bus routes connecting Place Charles-de-Gaulle and La Défense, are all within walking distance of the building.

A rare property, ideal as a pied-à-terre, a first home or a long-term investment, in an area where location is a lasting asset.

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

NOTES