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## Contemporary house with terraces in the center of Boulogne

**Boulogne Billancourt , Hauts-de-Seine , Paris Ile-de-France**

# €1,780,000

inc. of agency fees

4 Beds      1 Baths      175 sqm

Ideally located in the heart of Boulogne, close to all amenities, this house has a unique configuration on five levels offering 175 m2 of living space. Embellished with three terraces guaranteeing privacy...

### At a Glance

<b>Reference</b>	MFH-PARIS5306-C1	<b>Near to</b>	Boulogne Billancourt	<b>Price</b>	€1,780,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	175 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located in the heart of Boulogne, close to all amenities, this house has a unique configuration on five levels offering 175 m2 of living space. Embellished with three terraces guaranteeing privacy and absolute calm, it totals 44 m2 of outdoor spaces.

Past a large entrance, the ground floor accommodates a pleasant living room of 35 m<sup>2</sup> with large bay windows opening onto a first terrace. A bedroom or office of 13 m<sup>2</sup> completes this level. On the first floor, a landing room with plenty of storage space distributes on one side a large dining kitchen with contemporary lines, and on the other a charming 26 m<sup>2</sup> terrace surrounded by greenery and out of sight.

The upper floors are reserved for the sleeping area. The second floor offers two pleasant bedrooms and a bathroom, while the last two levels have a parental space of 50 m<sup>2</sup>, with an industrial style marked by its workshop glass roof which separates the bedroom from the office. The latter benefits from remarkable ceiling height and is entirely glazed, flooding the room with light. The staircase integrates harmoniously into this space and leads to the top floor, which consists of a dressing room opening onto a terrace offering a clear view of the surroundings, as well as a bathroom.

A 30 m<sup>2</sup> basement is added to the many assets of this house with undeniable charm, flexible according to the needs of its future owners.

Marcel Sembat metro station (line 9) 450m away

**ENERGY CLASS: D / CLIMATE CLASS: D**

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros1,966 and euros2,660.

Information on the risks to which this property is exposed is available on the Géorisques website:

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,780,000

## Key Information

Year Built:	1950
Internal Area:	175 sqm
Property Features:	
• Balcony:	1

## Location: Paris Ile-de-France



## Gallery







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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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