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## Duplex with terrace designed by architect Henri Pottier in the heart of...

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



# €2,950,000

inc. of agency fees

5 Beds   1 Baths   197 sqm   0.01 ha

Like a 'house on the roof', this 197 m<sup>2</sup> Carrez duplex is located at the top of a small building from the 1950s designed by the architect Henri Pottier (whose residence it was), in the heart of the Princes...

### At a Glance

<b>Reference</b>	MFH-PARIS7021-C1	<b>Near to</b>	Boulogne Billancourt	<b>Price</b>	€2,950,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	197 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Like a 'house on the roof', this 197 m<sup>2</sup> Carrez duplex is located at the top of a small building from the 1950s designed by the architect Henri Pottier (whose residence it was), in the heart of the Princes and architectural tour from the 1930s in Boulogne-Billancourt. It has a magnificent terrace with a view of the surrounding greenery and the iconic Parc des Princes.

Past a large entrance with storage space, a splendid living space of more than 60 m<sup>2</sup> is revealed, flooded with light, opening onto the 72 m<sup>2</sup> terrace, a true haven of peace. The cut stone wall enhances the charm of the room, while the cathedral living room offers exceptional volume and large bay windows over its entire height provide continuity between the interior and exterior.

A beautiful, completely independent parental space of 40 m<sup>2</sup> includes a bedroom with custom-made storage, an office, as well as a large dressing room and a bathroom preserved in the memory of the place.

The staircase, in perfect harmony with the main room, leads to the upper floor where a pleasant reading room on the mezzanine invites you to relax. Four other bedrooms, all equipped with custom storage and their own bathroom, complete the sleeping area.

A box and a large cellar add to the services of this exceptional property.

This family cocoon surrounded by greenery and hidden from view, offers a timeless living environment for architecture lovers, in a privileged environment just a few minutes' walk from Roland Garros and the Serres d'Auteuil. The original materials have been preserved in order to preserve the soul of this place, and match the design which is reminiscent of contemporary art.

**ENERGY CLASS: E / CLIMATE CLASS: E**

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros3,110 and euros4,240.

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

- - EI - RSAC: - Versailles.

Condominiums of 10 units (No proceedings in progress).

Annual expenses : 14276 euros.

## Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	1
Price	€2,950,000

## Key Information

Year Built:	1954
Internal Area:	197 sqm
Land Area:	0.01 ha
Property Features:	
• Balcony:	1

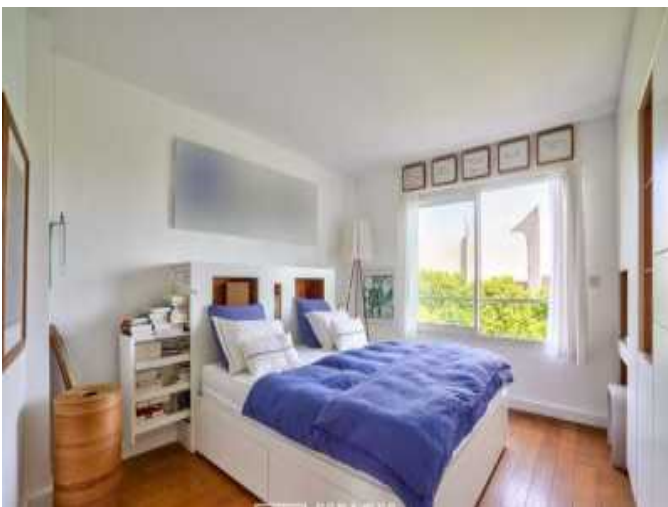
## Location: Paris Ile-de-France



## Gallery









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**C. BAUER – Sunday Times**

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