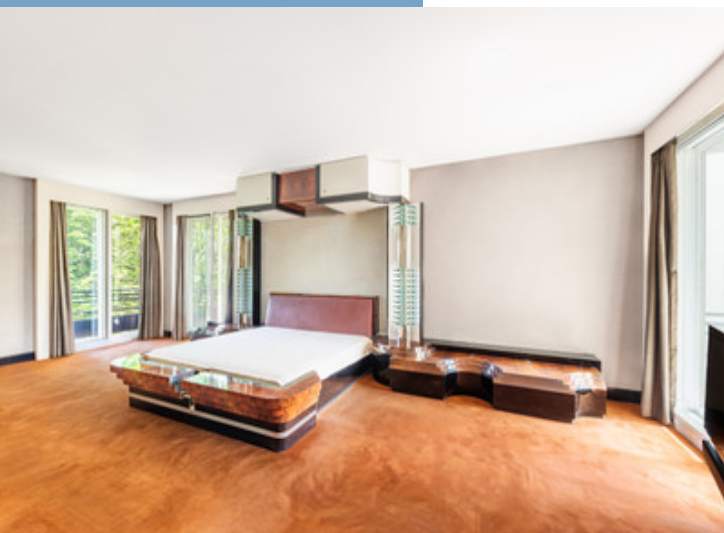
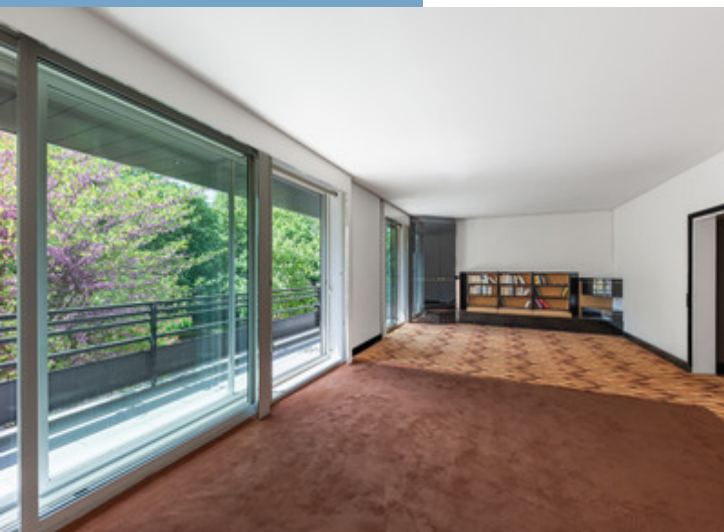
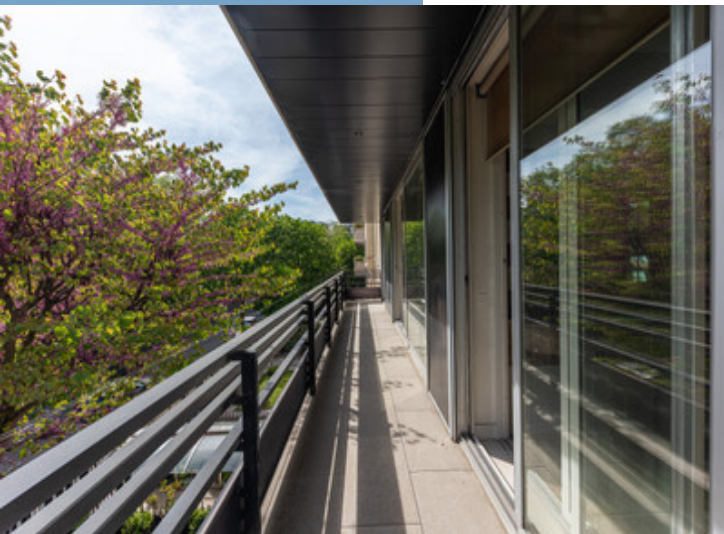




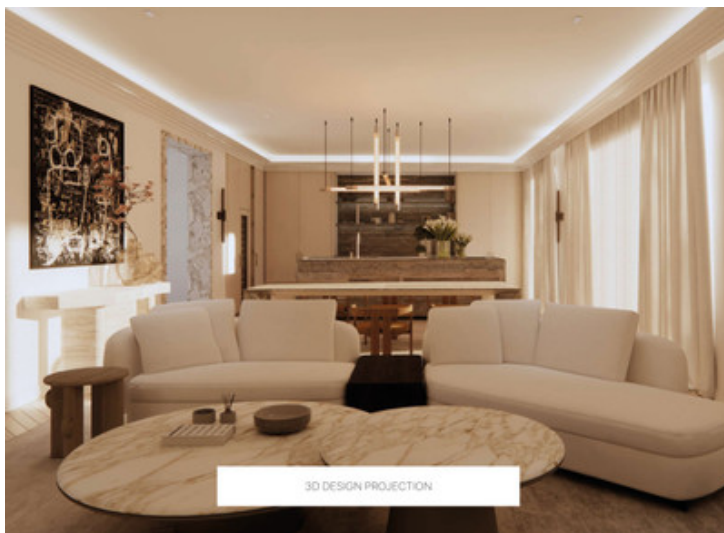
NEUILLY 92200 | PRESTIGE ASSET WITH PREMIUM CANVAS IN WESTERN PARIS



PROPERTY FACT FILE

REFERENCE	A46044LEG92
PRICE	€ 3,090,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	216 m ²
LAND	26 m ²
TOWN	Neuilly-sur-Seine
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	To be renovated, Habitable, Good condition
FEATURES	Private parking, High speed internet, Business potential

*Price based on current exchange rate which is subject to change



- Boulevard Maurice Barrès
- Bois de Boulogne
- Unobstructed view
- Bright and spacious
- Spacious Covered parking

NEUILLY 92200 | PRESTIGE
ASSET WITH PREMIUM
CANVAS IN WESTERN
PARIS ...

Ref : A46044LEG92

Neuilly 92200 | Boulevard Maurice Barrès | 3 Bed | 216 m² | 4
Balconies | Parking | Cellar | To Renovate

Exceptional 216 m² apartment to renovate on prestigious Boulevard
Maurice-Barrès, near Avenue du Général de Gaulle, overlooking the

DESCRIPTION

THE EPITOME OF PARISIAN ELEGANCE FACING THE BOIS DE
BOULOGNE

Some addresses are simply prestigious. Others become timeless. Overlooking the magnificent Bois de Boulogne from the legendary Boulevard Maurice Barrès, this exceptional three-bedroom apartment offers discerning buyers the rare opportunity to create a bespoke luxury residence in one of Neuilly-sur-Seine's most prestigious settings. This dual-aspect apartment combines generous proportions, abundant natural light, multiple balconies and remarkable tranquillity, with outstanding renovation potential. Ceiling heights average approximately 2.80 metres, while the salon rises to more than 3.80 metres, creating an extraordinary sense of volume and grandeur. Three balconies include a spectacular 16 m² principal balcony with an open, unobstructed view over the Bois de Boulogne, alongside an exceptional 40 m² master bedroom offering the foundations for a truly luxurious private suite.

Even more remarkably, there is potential to create a 440 m² duplex by connecting the apartment with the first-floor residence directly below — a remarkably rare private residence on Boulevard Maurice Barrès, with substantial architectural and value-creation potential. Whether envisioned as an elegant Parisian pied-à-terre, a family residence or a landmark private home, this property offers a remarkable canvas for a truly unique living space.

ONE OF FRANCE'S MOST PRESTIGIOUS RESIDENTIAL
ADDRESSES

Boulevard Maurice Barrès is one...

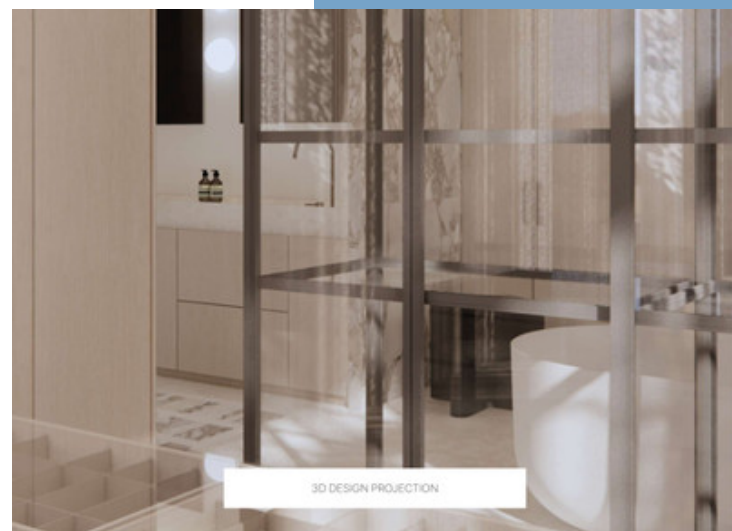
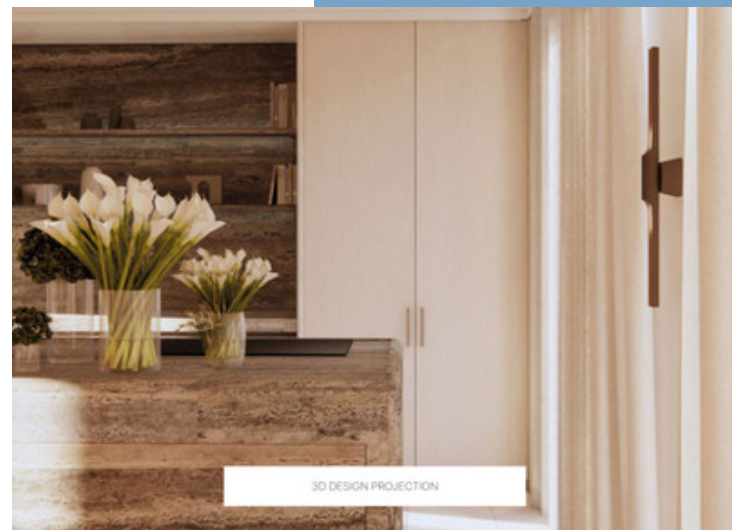
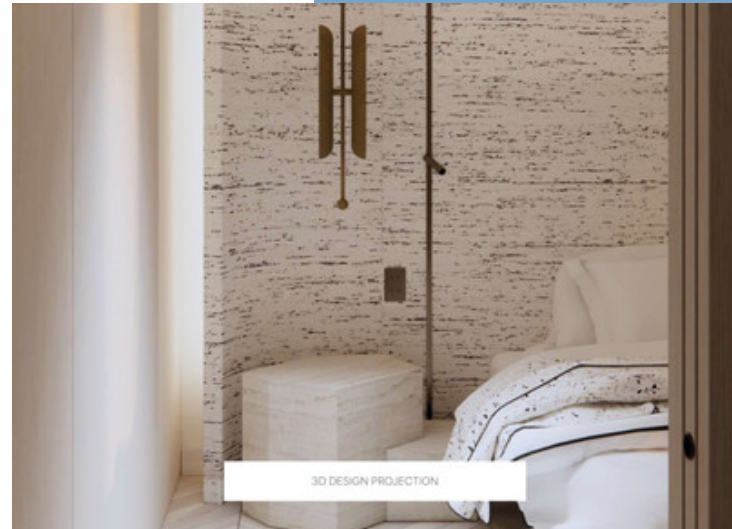
More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A46044LEG92>

COMPLETE FILE AND PHOTO ON REQUEST

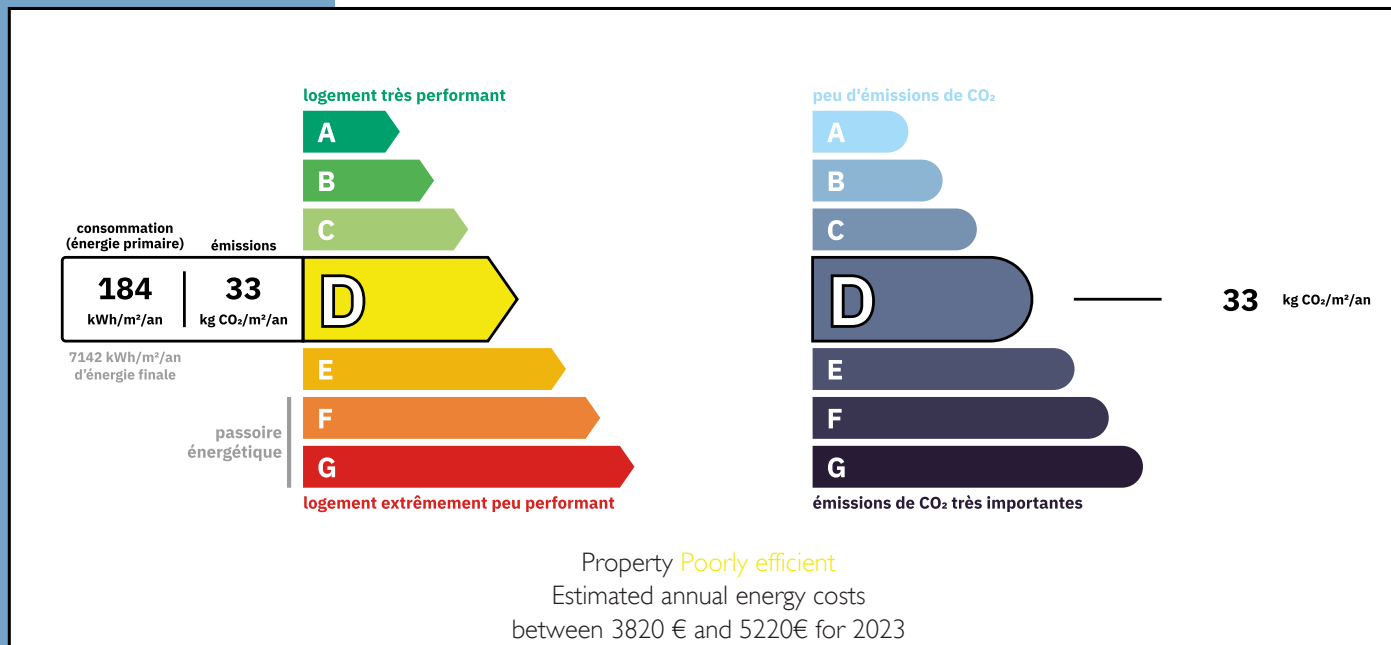
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

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Ref : A46044LEG92

ENERGIE-DPE



NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A46044LEG92
FILE COMPLETE
AND PHOTOS
ON REQUEST

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