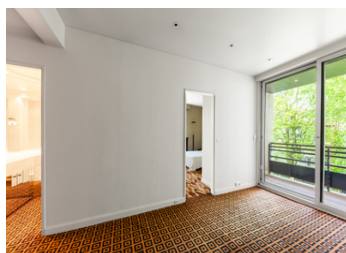


Neuilly 92200 | Prestige Asset with Premium Canvas in Western Paris



INFORMATION

Town:	Neuilly-sur-Seine
Department:	Hauts-de-Seine
Bed:	3
Bath:	2
Floor:	216 m2
Outside Space:	26 m2

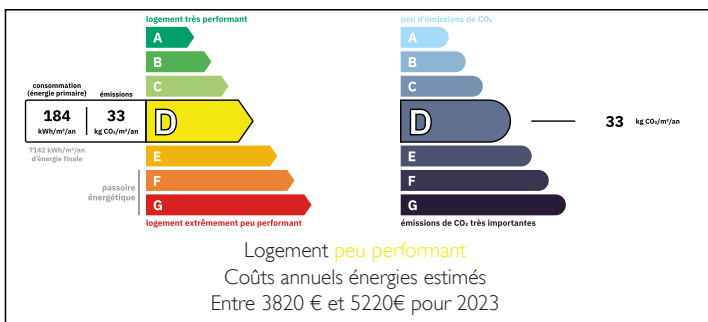


IN BRIEF

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

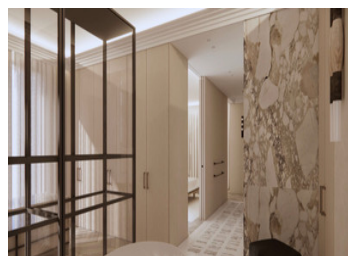
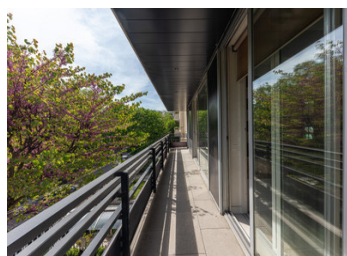
Exceptional 216 m² apartment to renovate on prestigious Boulevard Maurice-Barrès, near Avenue du Général de Gaulle, overlooking the Bois de Boulogne. Located on the second floor of a well-maintained 1964 residence with lift, this dual-aspect apartment is exceptionally bright and peaceful. It features a spacious reception room, three bedrooms, generous volumes, and three balconies, including a rare 16 m² south-facing balcony overlooking the Bois. The property includes an underground very large parking and a private cellar. Just five minutes from Pont de Neuilly Metro (Line 1), with direct access to La Défense and central Paris, and close to local shops, the Fondation Louis Vuitton and Jordan Consulate. Excellent school catchment area, including Lycée Pasteur. A rare opportunity...

ENERGY - DPE



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

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 of the finest residential addresses in the Paris region. Running alongside the western edge of the Bois de Boulogne, it is renowned for elegant architecture, discretion and an exceptional quality of life.

The address attracts ambassadors, senior executives,

NOTES