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3 bedroom New Build in Hauts-de-Seine

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



€1,235,000

inc. of agency fees

3 Beds 2 Baths 12 sqm 84 ha

Invest In The Heart Of Boulogne
Life With This New Boulogne
Billancourt Residence Offering A
Privileged Location, Both
Preserved By...

At a Glance

Reference MFH-
PROAN2133300

Bed 3

Land 84 ha

Near to Boulogne
Billancourt

Bath 2

Pool No

Price €1,235,000

Hab.Space 12 sqm

Land Tax N/A

Property Description

Invest in the heart of Boulogne life with this new Boulogne Billancourt residence offering a privileged location, both preserved by Léon Blum Square and animated by the 50m market twice a week. Just 5 minutes on foot from the Les Passages shopping mall, the cinema, the cafés and terraces of the square, the unmissable boulevard Jean Jaurès and its shops, everyday life is lived to the full. The setting is ideal for families, with all the school facilities essential for the development of children, Saint-François d'Assise at 200m*, the Bartholdi middle school at 300m and the Jacques Prévert high school at 750m.

Cultivating the art of living, Boulogne-Billancourt seduces with its remarkable charm. Rich in its Art Deco heritage from the inter-war period, it still bears the mark of the great artists and architects who lived there, Chagall, Gris, Mallet-Stevens and Le Corbusier. Between Paris XVI, Saint-Cloud and the illustrious Bois de Boulogne, the one that nestles in a loop of the Seine still enchants today with its creativity and artistic and cultural enthusiasm, from the Seine Musicale to the Albert Kahn Museum.

Served by the plurality of its districts, the city reserves an ideal living environment where houses, villas, and mansions succeed the animation of the city centre and its food shops, boutiques and restaurants. Further south, corporate headquarters won over to the quality of life of the new Rives de Seine, making it an important business centre just a few minutes from the capital. To live at everyone's pace, the district facilitates travel, directly linked to the banks of the Seine and the ring road, between the Jean Jaurès metro stations at 350m* (L10) and Marcel Sembat at 750m* (L9), without forget the numerous bus lines within a radius of 300m* and the vélib' stations. Combining calm and proximity, welcome to the new exceptional Boulogne address!

Inserted into the urban landscape of downtown Boulogne, the residence brings generosity and quality to the intimate sphere. With its shops at the foot of the building, it entirely fits into the neighbourhood, getting a specific porosity between private space and public space and respecting the scale of the inhabitant. Contemporary and elegant, the facades are

distinguished by a choice of quality materials and large bay windows, giving access to generous outdoor spaces and offering unobstructed perspectives on the horizon for the upper levels.

Located in the heart of the eponymous street, it links the roads of Aguesseau and Billancourt. Serene and pleasant, this passage opens on one side onto the vast square Léon Blum, a green and calm area famous in the city, and on the other onto the bustling activities very close to the shops and restaurants of the Route de la Queen. The whole unfolds on either side of the passage in 6 independent buildings, which dialogue and reflect each other. Their ground floors come alive with shops while alleys and pedestrian paths intersect the buildings, giving access to the various halls.

For everyone's comfort, bicycle storage and underground car parks are accessible inside. Taking advantage of multiple exterior surfaces, the Boulogne Billancourt's new residence invites its residents to enjoy a soothing and serene atmosphere. With its intimate gardens, corner or running balconies, and generous attic terraces, the Boulogne-Billancourt residence provides comfort in the open air, particularly popular in the city's heart. For a privileged few on the top floors, magnificent rooftop terraces enhance everyday life. A guarantee of relaxation and entire extra rooms on sunny days, they offer incredible panoramic views of the peaceful Square Léon Blum park and the Boulogne horizon.

At the end of the footpaths that thread their way through the shrubs, you can imagine the vast private gardens on the ground floor, preserved by beautiful living or trimmed hedges. Perfect for enjoying sunny days in the open air, these green spaces extend the living rooms, sometimes the bedrooms, and are adorned with wooden terraces to reserve privileged moments outdoors.

Summary

Property type:	New Build and Off-Plan
Bedrooms:	3
Bathrooms	2
Price	€1,235,000

Key Information

Internal Area:	12 sqm
Land Area:	84 ha

Location: Ile-de-France



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