



## VENDÔME ESTATE



### NEUILLY SUR SEINE - 4 ROOMS - ILE DE LA JATTE

Avenue General Leclerc

On request

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Apartment  
82,0 m2  
Floor: 1

Rooms: 5  
Bedrooms: 3

Bathrooms: 1

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#### **Bright Dual-Aspect Family Apartment with Open Views – 81.78 sqm – Neuilly-sur-Seine**

A beautiful, bright, and well-maintained family apartment, located on the 1st floor of a building with elevator.

With a Carrez surface area of 81.78 sqm, the property comprises:  
an entrance hall, a spacious living / dining room enjoying open views over the Île de la Jatte, and a fully equipped kitchen with service entrance, opening onto a pleasant garden-facing balcony.

The night area features three well-proportioned bedrooms with unobstructed views, a large bathroom, and separate WC.

This property stands out for its absolute calm, absence of overlooking neighbors, dual exposure, and excellent

natural light. Good ceiling height.

A cellar is included. A parking box within the building is available as an option for €25,000.

Ideally located within the catchment area of Lycée Pasteur, and in immediate proximity to shops, restaurants, the American Hospital of Paris, and renowned schools (Saussaye, Marymount, Saint-Dominique).

Metro stations Pont de Neuilly metro station (Line 1) and Pont de Levallois – Bécon metro station (Line 3) are within a 15-minute walk, along with several nearby bus lines.

Annual charges: €4,008

2 units for sale

No ongoing legal proceedings within the co-ownership

Agency fees of 4% incl. VAT payable by the buyer are included in the price

Net seller price: €765,000

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

[www.georisques.gouv.fr](http://www.georisques.gouv.fr) [1]









## Details

- Entrance hall
- Double living / reception room
- 3 bedrooms
- 1 bathroom
- 1 separate WC
- Cellar
- Parking available at an additional cost

## Additionally

- Located within the Lycée Pasteur school catchment area
- Proximity to the American Hospital of Paris and renowned schools (Saussaye, Marymount, Saint-Dominique).
- Very bright

## Legal information

- Annual charges: €4,008
- 2 units for sale
- No ongoing legal proceedings within the co-ownership
- Agency fees of 4% incl. VAT payable by the buyer are included in the price
- Net seller price: €765,000
- Information on the risks to

which this property is  
exposed is available on the  
Géorisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr) [1]

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**Liens**

[1] <http://www.georisques.gouv.fr>