



## Beautiful flat on garden of 46 sqm

49/57 boulevard d'Inkermann, Neuilly-sur-Seine

Close to the Neuilly sur Seine aquatic centre and the Pasteur high school, this 1974 development is set in the heart of gardens. Ideally located, the residence is protected from the traffic of this boulevard with its wide, tree-lined pavements. With its many balconies, terraces and private gardens on the ground floor, the complex expresses all the tranquillity and importance of the greenery of Neuilly. A caretaker, intercom, digicode and parking facilities complete the services of this complex whose common areas have been renovated. Situated on the 2nd floor overlooking the garden, the flat comprises an entrance hall, a separate kitchen, a living room with balcony, a bedroom with balcony, a bathroom and a separate toilet.

This property benefits from a cellar and a parki[...]

**Regulated by a co-owner status : yes**

**Condominium lot : 61**

**615 000 €**

2 Bedrooms | 46.65 sqm | 2nd étage

Subway :

Monthly fees : 205 €

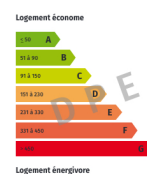
Property tax : €

**Sophie DUPUIS 06 45 29 94 30**

### Consommations Énergétiques

Pour le chauffage, la production d'eau chaude sanitaire et le refroidissement. (En énergie primaire)

Consommation réelle : - kWh<sub>ep</sub>/m<sup>2</sup>.an



### Émissions de gaz à effet de serre

Pour le chauffage, la production d'eau chaude sanitaire et le refroidissement. (GES)

Consommation réelle : - kg<sub>éqCO<sub>2</sub></sub>/m<sup>2</sup>.an





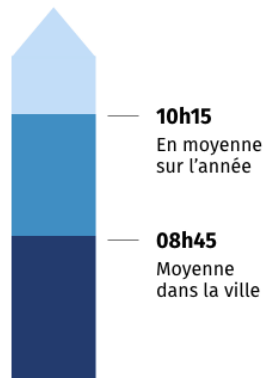
## Certificat de luminosité

Appartement 1<sup>er</sup> étage - séjour 57,0m<sup>2</sup>

Nombre de pièces analysées : 1

Nombre de fenêtres analysées : 5

**Luminosité**  
10h15/Jour



**Ensoleillement**  
07h20/Jour

**Période  
d'ensoleillement**  
Matin

