

Ref: A32849EHO94

Price: 454 999 EUR

agency fees to be paid by the seller

2 bedroom apartment at 94300 Vincennes, Paris, Île de France



INFORMATION

Town: **Vincennes**

Department: Val-de-Marne

Bed: 2

Bath: ı

Floor: 60 m2

Plot Size: 0 m2















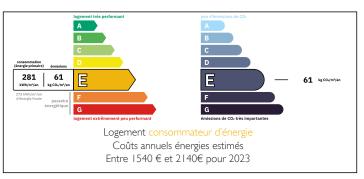


IN BRIEF

Charming 2-bedroom 60m2 first floor Appartement à vendre à 94300 Vincennes in a well-maintained building of 1968 with a lift. The apartment comprises a lounge 17m2, a bedroom 13m2 and an office or second bedroom. Oak parquet floors and large south facing windows create a warm bright and welcoming atmosphere. The entrance gives access to a well-equipped kitchen and a bathroom with a large walk-in shower, each with tiled floors and a window. A dressing room, storage cupboard and WC complete the accommodation with additional storage space in a large cellar in the basement. The apartment is well situated for shops, services and amenities with the Château du Vincennes metro and RER Fontenay-Sous-Bois RER A stations, just 15 mins' walk away. (Planned Metro Line I extension will be only 5 mins).

For recreation you have the largest park in...

FNFRGY - DPF



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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr





Ref: A32849EHO94

Price: 454 999 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: 1259 EUR

Taxe habitation: EUR

DESCRIPTION

The accommodation of this charming apartment is set out as follows:

Entrance through a high security door into a corridor, 6,3m2 with cupboard, oak parquet floor, living room 17m2 with a large window and oak parquet floor, bedroom 1, 12,6m2 with a large window and oak parquet floor, bedroom 2, 9,2m2 with a large window and oak parquet floor, dressing room 1,9m2; kitchen, 7,1m2 well equipped with lots of storage cupboards and a breakfast table; shower room, 4,7m2 with a spacious walk in Italian style shower and washing machine area; WC 1m2.

The apartment includes a secure storage cellar of 8.3m2 situated in the basement.

*The fees for this transaction are the responsibility of the seller.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES