

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

### EXCLUSIVE



### INFORMATION

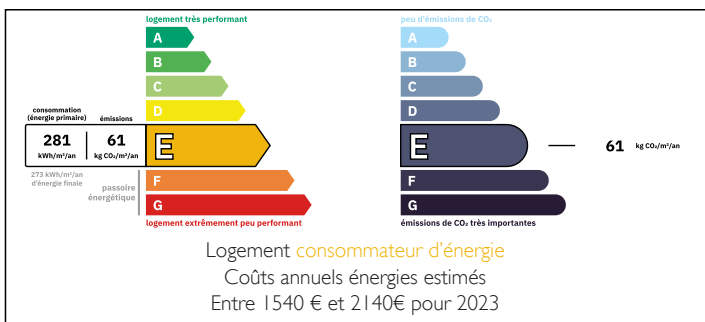
Town:	Vincennes
Department:	Val-de-Marne
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	0 m2

### 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 1 extension will be only 5 mins).

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### ENERGY - DPE



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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 accommodation of this charming apartment is set out as follows:

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

The apartment includes a secure storage cellar of 8.3m<sup>2</sup> situated in the basement.

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

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Co-owned building of 12 units

Provisional annual charges: 2152€

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

## LOCAL TAXES

**Taxe foncière: 1259 EUR**

**Taxe habitation: EUR**

## NOTES