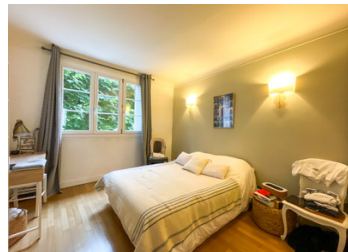


2 bedroom apartment at 94300 Vincennes, Paris, Île de France

EXCLUSIVE



INFORMATION

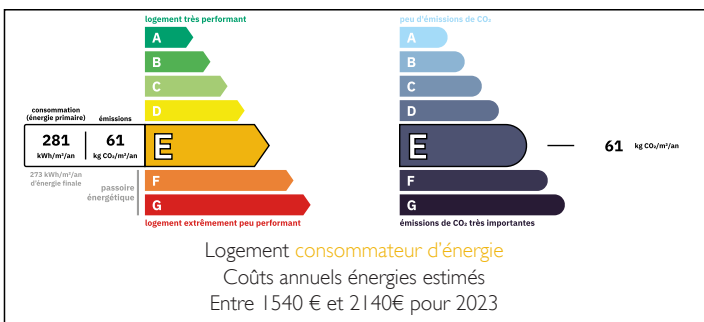
Town:	Vincennes
Department:	Val-de-Marne
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	0 m2

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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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.



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>

LOCAL TAXES

Taxe foncière: 1259 EUR

Taxe habitation: EUR

NOTES