

VINCENNES | Elegant Mansion with Garden, Terrace, Cinema, & Wine Cellar | Close to train & metro station



INFORMATION

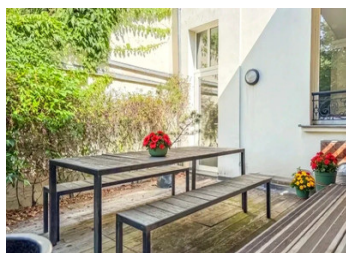
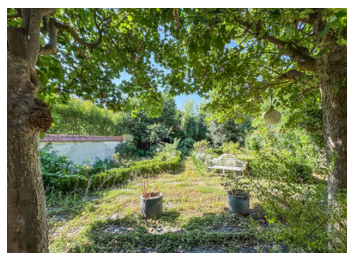
Town:	Vincennes
Department:	Val-de-Marne
Bed:	5
Bath:	4
Floor:	230 m2
Plot Size:	582 m2

IN BRIEF

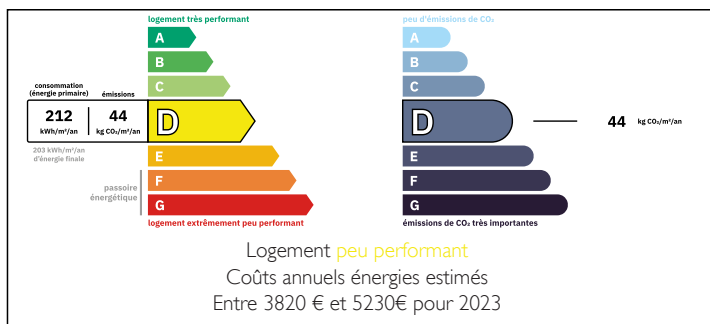
This luxurious mansion combines contemporary design with timeless elegance, showcasing high-quality materials throughout. The ground floor features a spacious living area with natural oak parquet flooring and a marble feature wall with an integrated fireplace, as well as a modern L-shaped kitchen equipped with black granite countertops, a piano stove, and a vapor oven. Floor-to-ceiling windows flood the space with natural light, offering panoramic garden views, while the terrace provides the perfect setting for alfresco dining.

The first floor includes a principal bedroom with a dressing room and en-suite bathroom, plus a second bedroom or office with a private terrace. The second floor offers two charming bedrooms with shared facilities.

The basement is a haven of relaxation and entertainment, featuring a private cinema room,

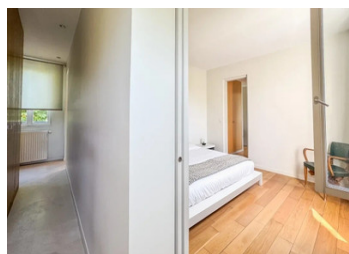
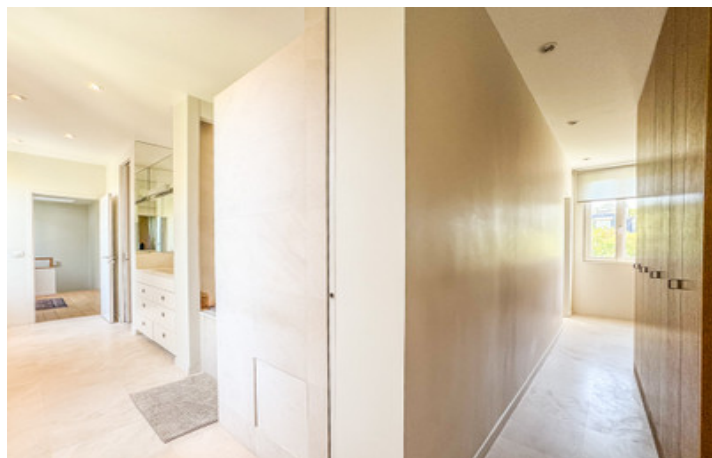


ENERGY - DPE



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

Ground Floor

The ground floor offers a welcoming blend of elegance and practicality. The entrance hall (9.26 m²) leads to a spacious living area (26.47 m²) featuring natural oak parquet flooring and a marble feature wall with an integrated fireplace, creating a luxurious yet cozy atmosphere. Adjacent is a bright and modern L-shaped kitchen (12.15 m²) equipped with black granite countertops, a piano stove, and a vapor oven, ideal for culinary enthusiasts.

The kitchen opens onto a terrace, perfect for outdoor dining, and overlooks the landscaped garden, offering a tranquil retreat. Additional spaces include a salon (11.43 m²), a versatile room (5.9 m²), a WC (1.05 m²), a shower room (1.61 m²), and convenient storage areas such as a closet (1.06 m²) and a second smaller closet (0.8 m²).

First Floor

The first floor combines comfort and sophistication. The principal bedroom (14.76 m²) includes a dressing room and an en-suite bathroom, providing a private sanctuary. A second bedroom or office (12.25 m²) features access to a private terrace, ideal for enjoying garden views. Additional spaces include a hallway (8.7 m²), a second hallway (5 m²), and a shared bathroom with WC (9.84 m²).

Second Floor

The second floor is perfect for children or guests, offering two charming bedrooms: one (9.8 m²) with slanted walls and garden views, and another (9 m²), both with cozy boat-style windows. Shared facilities include a shower room (2.83 m²), a WC (0.7 m²), and a hallway (3.29 m²).

Basement

The basement is a multifunctional level designed for...

LOCAL TAXES

Taxe habitation: EUR

NOTES