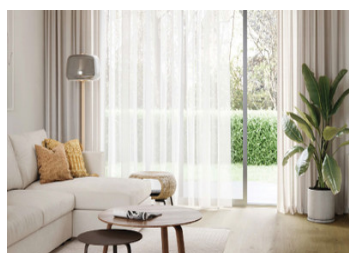
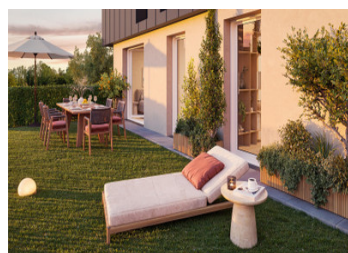


Modern energy-efficient 2-bedroom apartment near Disneyland Paris – Ideal short-term rental opportunity



INFORMATION

Town:	Coupray
Department:	Seine-et-Marne
Bed:	2
Bath:	1
Floor:	59 m2
Outside Space:	20 m2



IN BRIEF

Discover SOLEA, a new eco-residential development in Coupray, located just 3 km from Disneyland Paris and only 40 minutes from central Paris via RER A or Transilien. This beautifully designed, sustainable community offers studio to 5-room apartments, each with balcony, terrace or private garden. The Passivhaus certification guarantees high energy efficiency and long-term savings, while ensuring excellent comfort and air quality. Coupray is an increasingly attractive destination, combining green surroundings, local amenities, and tourism-driven rental demand. Its proximity to the Disney resort makes it a prime Airbnb or holiday rental investment, with year-round international visitor traffic. Our agency offers full guidance in English and connects you with trusted professionals to secure, finance and manage your investment in France.

ENERGY - DPE

DPE not required.

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

APARTMENT DETAILS

Rooms: Living Room/Kitchen (25 m²), Bedroom 1 (12 m²), Bedroom 2 (10 m²), Bathroom (5 m²)
Annex : Garden (20 m²), 2 underground parking
Ref: Lot No E001.

LOCATION & LIFESTYLE

SOLEA is located in Coupvray, a peaceful and green commune in Seine-et-Marne, just 3 km from Disneyland Paris and part of the Val d'Europe area, one of the most dynamic and sought-after regions in the Île-de-France. Known for its historical charm and lush environment, Coupvray offers a rare balance of calm village life and major tourist activity.

In terms of accessibility, it's ideally connected:

- RER A from Marne-la-Vallée–Chessy station (3 km): direct to central Paris in 40 minutes
- Transilien P from Esbly (2 km): direct to Gare de l'Est in 30 minutes
- Roissy-Charles de Gaulle Airport: 34 km by car
- Shuttle services to Disneyland available nearby

This makes Coupvray a top choice not only for families, but also for short-term rental clients seeking affordable and well-located alternatives to Disney hotels.

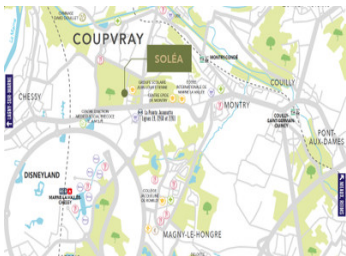
INVESTMENT VALUE – IDEAL FOR AIRBNB

SOLEA is an excellent fit for international investors looking for:

- Vacation rentals (Airbnb/Booking) targeting Disney visitors
- Dual-use properties (personal use + seasonal letting)
- Capital growth in a fast-developing sector (Val d'Europe)

The area sees strong year-round rental demand, particularly for:

- Families visiting Disneyland (long weekends, holidays)
- Corporate stays and events near Disney/Deloitte



LOCAL TAXES

Taxe habitation: EUR

NOTES