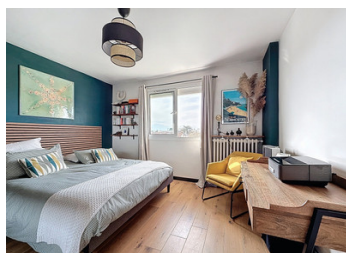
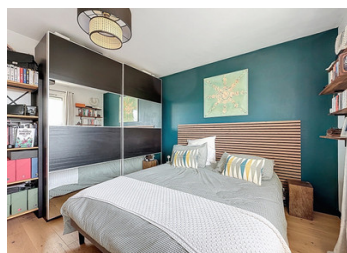
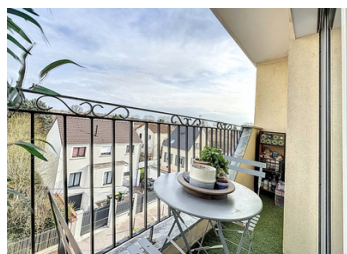


Saint-Maur-des-Fossés – 51 sqm Top-Floor Apartment + 42 sqm Rooftop Terrace – Double Parking & Cellar



INFORMATION

Town:	Saint-Maur-des-Fossés
Department:	Val-de-Marne
Bed:	2
Bath:	1
Floor:	53.42 m2
Outside Space:	50 m2

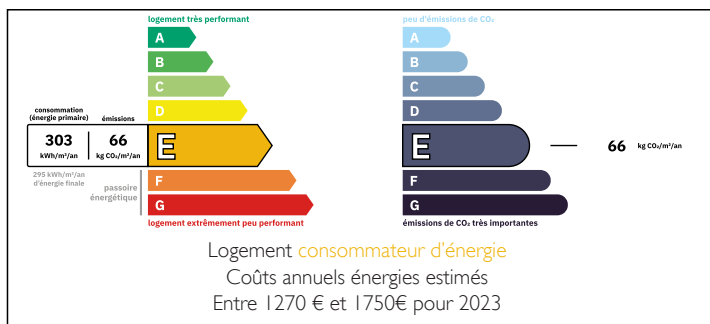


IN BRIEF

Located on the top floor of a well-maintained residence on Rue Chevalier in Saint-Maur-des-Fossés, this 50.91 sqm Carrez apartment stands out for its brightness, functional layout and a private 42 sqm rooftop terrace offering unique panoramic views. It includes a living room with balcony and open-plan fitted kitchen, two bedrooms, a contemporary shower room, as well as a double parking space (convertible into a closed box) with an electric charging station and a cellar. Just 200 meters from the Marne riverbanks and close to shops, schools and public transport, this rare property combines comfort, modernity and quality of life.

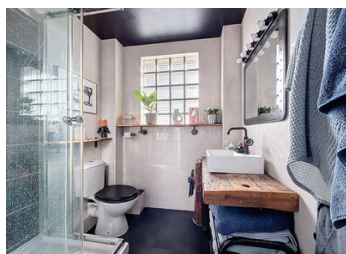
Title

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

Carrez Surfaces: 50.91 sqm

Entrance: 4.41 sqm

Living room with kitchen: 20.00 sqm

Bedroom 1: 9.05 sqm

Bedroom 2: 13.07 sqm

Shower room + WC: 4.38 sqm

Landing: 0 sqm (2.51 sqm floor area)

Total Carrez: 50.91 sqm – Total floor area: 53.42 sqm

Annexes:

Rooftop terrace: 42.45 sqm

Balcony: 3.84 sqm

Double parking (convertible into box) with EV charger

Cellar

LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

Neighborhood and lifestyle

Ideally located in Saint-Maur-des-Fossés, just 200 meters from the Marne riverbanks, the apartment enjoys a green and sought-after environment, while being close to the local market, shops, schools and sports facilities.

Transport and accessibility

Close to bus lines and the future cable car connecting to RER C. Quick access to RER A via Saint-Maur-Créteil and Joinville-le-Pont stations, with direct connections to Paris in under 20 minutes.

Green spaces and leisure

The Marne riverbanks provide a privileged setting for walking, sports and outdoor activities.

Investment and value

A rare apartment in this area, combining a prime location, modern comfort and an exceptional

NOTES