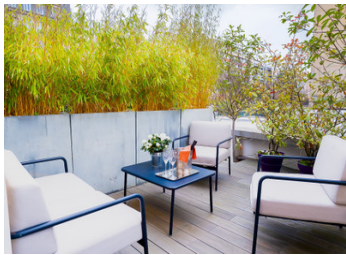


Beautifully renovated 340 m house, 7 bedrooms, garden, parking, next to RER train, tube and Vincennes Wood.



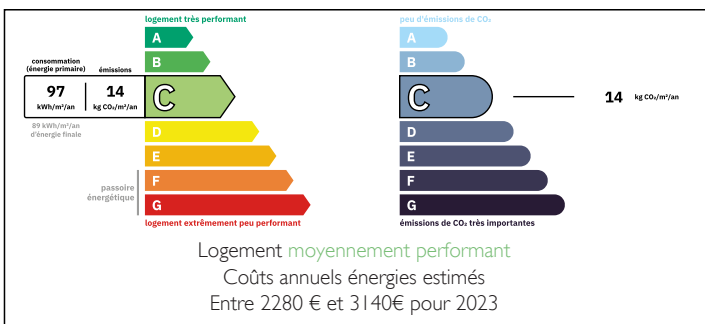
INFORMATION

Town:	Vincennes
Department:	Val-de-Marne
Bed:	7
Bath:	5
Floor:	340 m ²
Plot Size:	400 m ²

IN BRIEF

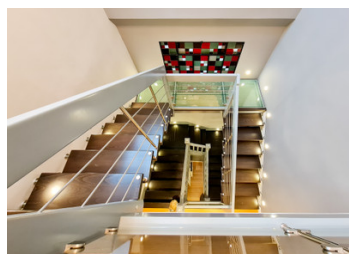
Paris - Vincennes – An impeccably renovated 7 bedroom residence on Cours Marigny, the beautiful avenue linking the Chateau de Vincennes to the town hall, close to the Bois de Vincennes. This unique detached house has three floors and a basement with a self-contained flat, unobstructed views of the monuments, parking for four vehicles and dual secured access. DPE: C, GES: C.

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.



LOCAL TAXES

Taxe foncière: 5570 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This rare house in Vincennes next to Paris of 11 rooms totalling 340m² has many exceptional features. Built in 1950s and fully restored by an architect in 2015, it is surrounded by a lovely intimate garden with protective perimeter fencing behind. Two secured gates give access, for cars at the rear and pedestrians from the Cours Marigny where the path leads to the main entrance under an art deco inspired wrought iron porch.

The entrance hall leads to the large, bright main reception area with a modern fireplace and tall windows with the three different aspects. At the back, a bar welcomes you and leads onto the spacious kitchen and a private 35 m² outside terrace. Off the kitchen (fully equipped with high quality units and completed by a utility room in the back) is the dining room. The main floor also has an office (or bedroom) and a separate guest WC with a shower.

On the right side of the main hall, the laminated glass, lacquered wood and aluminium staircase, part of the magnificent light well, leads to the upper floors, distributed as follows:

° On the first floor, a large area leads to four spacious and bright bedrooms, a large bathroom with WC and plenty of storage space, a walk-in shower room and storage space, a separate WC and a laundry room. Parquet flooring, high double-glazed windows, built-in electric shutters.

° On the second floor, a large...