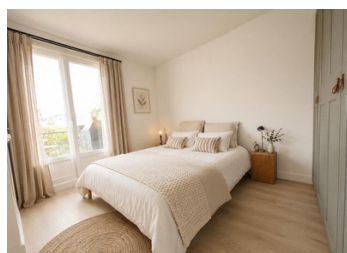


Family apartment 89.37 sqm Carrez – La Varenne Saint-Hilaire – 2 balconies – Unobstructed views

EXCLUSIVE



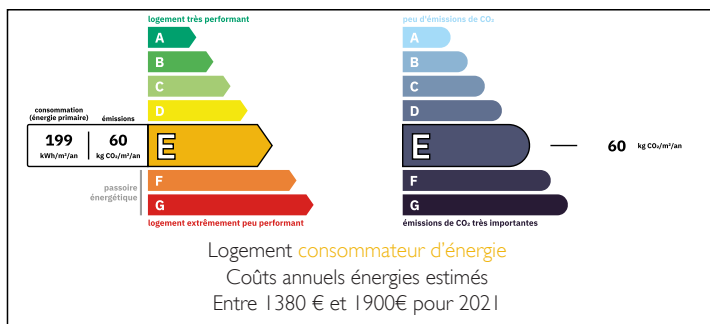
INFORMATION

Town:	Saint-Maur-des-Fossés
Department:	Val-de-Marne
Bed:	3
Bath:	2
Floor:	103 m2
Outside Space:	13 m2

IN BRIEF

Located in the heart of La Varenne Saint-Hilaire in Saint-Maur-des-Fossés, just steps from the local market square, this fully renovated family apartment offers 89.37 sqm of Carrez living space combining comfort, brightness and functionality. Situated on the 4th floor with elevator in a well-maintained building, the property benefits from dual exposure and open views with no overlooking. The optimized layout includes an entrance with storage, a bright living room with balcony access, a fully equipped kitchen with laundry area and access to a second balcony, two spacious bedrooms with built-in storage, a dedicated office space and an additional sleeping area. Two shower rooms with toilets complete the property. A cellar is included, with the possibility to purchase a closed garage box.

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 surface areas

Entrance: 13.11 sqm

Living room: 21.32 sqm

Kitchen: 7.04 sqm

Bedroom 1: 11.04 sqm

Bedroom 2: 11.86 sqm

Shower room: 4.46 sqm

Hallway: 3.45 sqm

Additional room: 12.03 sqm

Secondary room: 3.10 sqm

Closet: 1.16 sqm

Closet 2: 0.80 sqm

□□ Total Carrez surface: 89.37 sqm

Additional areas (non-Carrez)

Balcony 1: 8.02 sqm

Balcony 2: 5.58 sqm

□□ Total outdoor space: 13.60 sqm

□□ Total floor area: 102.97 sqm

Layout & features

Fully renovated in 2026, the apartment offers a highly efficient layout with no wasted space. The entrance with built-in storage leads to a bright living room opening onto a balcony, as well as a fully equipped kitchen with outdoor access and laundry area. The sleeping area includes two main bedrooms with storage, a dedicated office and an additional room suitable for occasional sleeping. Two shower rooms with toilets provide comfort for family living or a mixed home/work setup.

Building

Well-maintained co-ownership

Elevator

4th floor

Cellar included

Location & surroundings

Prime location in La Varenne Saint-Hilaire, within

LOCAL TAXES

Taxe foncière: 1400 EUR

NOTES