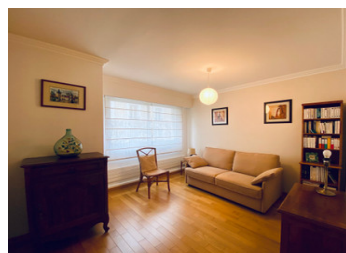


Vincennes (near town centre)- Apartment 4P - 99,46m - 2 bedrooms - Balcony - Garage



INFORMATION

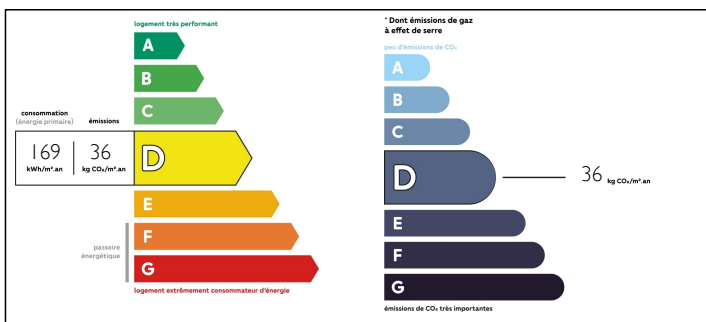
| | |
|-------------|--------------|
| Town: | Vincennes |
| Department: | Val-de-Marne |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 99.46 m2 |
| Plot Size: | 0 m2 |



IN BRIEF

Underground offer. In the sought-after commune of Vincennes, just a few minutes from the RER and the metro, Leggett immobilier international is offering a 99.46sqm 4-room flat in a 1981 building. Located on the 1st floor, this south/north-facing flat comprises - a 5.61sqm entrance hall leading to a first 12.22sqm bedroom, then to a 10.84sqm dining kitchen and a spacious 26.66sqm living room with bay windows opening onto a 14.57sqm balcony. Currently used as a dining room, a third room can be closed off and converted into an 11.71sqm bedroom with access via a bay window to the balcony. -There is a 5.34sqm corridor with fitted wardrobes, a 3.52sqm shower room with WC and a 6.22sqm master suite with bathroom. This bedroom benefits from its own balcony of 2.56sqm. ECD D&D. Individual gas heating. Parquet and tiled floors. Immediately habitable without work. A 27.33sqm adjoining garage and a 1.89sqm cellar. Well-maintained condominium.

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: 2611 EUR

NOTES

DESCRIPTION

Underground offer.

In the sought-after commune of Vincennes, just a few minutes from RER A Vincennes and metro line 1 (Bérault), Leggett immobilier international is offering a 99.46sqm 4-room flat in a 1981 building. Located on the 1st floor, this south/north-facing flat comprises

- a 5.61sqm entrance hall with cupboards giving access to a first 12.22sqm bedroom, then to a 10.84sqm dining kitchen and a spacious 26.66sqm living room with bay windows opening onto a 14.57sqm balcony. Currently used as a dining room, a third room can be closed off and converted into an 11.71sqm bedroom with access via a bay window to the balcony.

- A 5.34sqm hallway with fitted wardrobes, a 3.52sqm shower room with WC and a 6.22sqm master suite with bathroom (bath for 2). This bedroom has its own 2.56sqm balcony.

Immediately habitable with no work required. ECD D&D.

Double-glazed windows with manual and/or electric roller shutters.

Individual gas heating.

Parquet flooring glued to cork boards for optimum soundproofing and tiled flooring in the shower room.

The flat is sold with a 27.33sqm storage room and a 1.89sqm cellar.

Well-maintained and well-managed condominium.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>