LEGGETT
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Ref: A48454LUM94 Price: 665 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (633 000 EUR without fees)

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

EXCLUSIVE















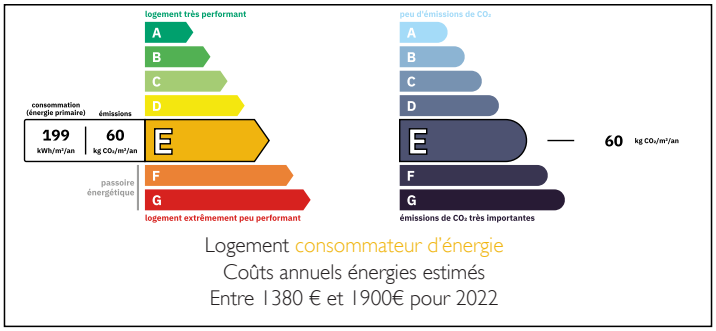
## INFORMATION

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

## IN BRIEF

In the heart of La Varenne-Saint-Hilaire, just steps from the local market square and the RER A station, this family apartment was fully renovated in 2026. Located on the 4th floor of a well-maintained building with a lift, it is bright and dual-aspect, with open views and no overlooking neighbours. The well-planned layout includes a living room, fitted kitchen, two bedrooms, a study and an additional room suitable for occasional overnight accommodation. Two balconies, two shower rooms with WCs, ample storage and a cellar complete the property. A lock-up garage is available at an additional cost.

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1380 € et 1900€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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# DESCRIPTION

In the heart of the sought-after La Varenne-Saint-Hilaire neighbourhood, close to the market square and local shops, this family apartment was renovated in 2026 and offers a comfortable, practical living environment. Situated on the 4th floor of a well-maintained building with a lift, it benefits from dual-aspect exposure, open views and no overlooking neighbours. Its well-designed layout includes several living and working areas, along with plenty of storage. A cellar is included, and a lock-up garage is available for purchase at an additional cost.
Floor areas – Carrez law
Entrance hall: 13.11 m²Living room: 21.32 m²Kitchen: 7.04 m²Bedroom 1: 11.04 m²Bedroom 2: 11.86 m²Shower room: 4.46 m²Hallway: 3.45 m²Room (study / occasional bedroom): 12.03 m²Room 2: 3.10 m²Cupboard: 1.16 m²Cupboard 2: 0.80 m²Total Carrez floor area: 89.37 m²
Additional areas (not included in the Carrez measurement)
Balcony 1: 8.02 m²Balcony 2: 5.58 m²Total outdoor area: 13.60 m²Total floor area: 102.97 m²
Service charges: €4,000 per yearProperty tax: €1,400
The entrance hall, with built-in storage, provides access to the different rooms. The bright living room opens onto the first balcony, while the separate fitted kitchen, which includes a utility area, leads to the second. Together, the balconies provide 13.60 m² of outdoor space.
The sleeping area comprises two main bedrooms with storage, a study and an additional room that could be used for occasional overnight accommodation. This layout offers flexibility for family living, working from home or hosting guests. Two shower rooms with WCs add to everyday convenience. The apartment was renovated...

# LOCAL TAXES

**Taxe foncière:** **1400 EUR**

# NOTES

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