LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

BEAUTIFULLY RENOVATED 340 M² HOUSE, 7 BEDROOMS, GARDEN, PARKING, NEXT TO RER TRAIN, TUBE AND VINCENNES WOOD.

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PROPERTY FACT FILE

REFERENCE	A43458BTX94
PRICE	€ 4,200,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	5
ACCOMMODATION	340 m²
LAND	400 m²
TOWN	Vincennes
DEPARTMENT	
LOCATION	City property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Private parking, Detached, Fiber optic

*Price based on current exchange rate which is subject to change

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- Exceptional high-end service
- Sumptuous reception area
- Kitchen and facilities in pristine condition
- Separated flat
- Next to metro line 1, RER A (La Défense in 19')

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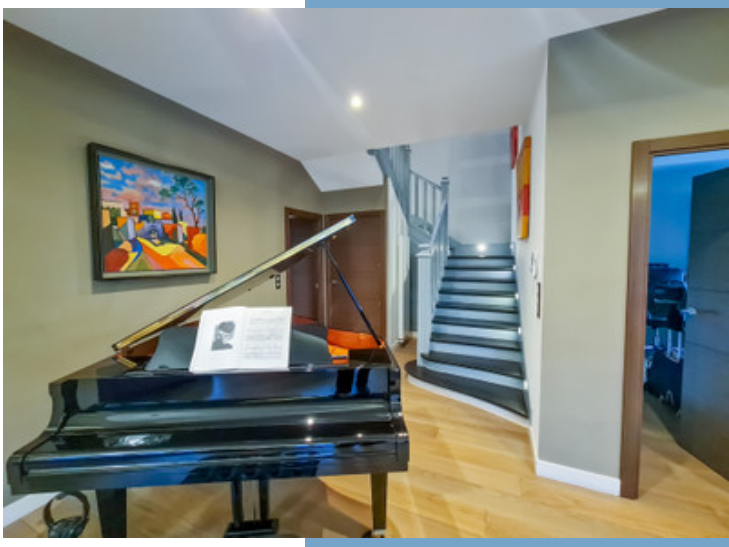
Paris - Vincennes – An impeccably renovated 7 bedroom residence on Cours Marigny, the beautiful avenue linking the Chateau de Vincennes to the town hall, close to the Bois de Vincennes. This unique detached house has three floors and a basement with a self-contained flat, unobstructed views of the monuments,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



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 landing/living room - cathedral roof with Velux windows - currently used as television room . The parenta...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43458BTX94

COMPLETE FILE AND PHOTO ON REQUEST

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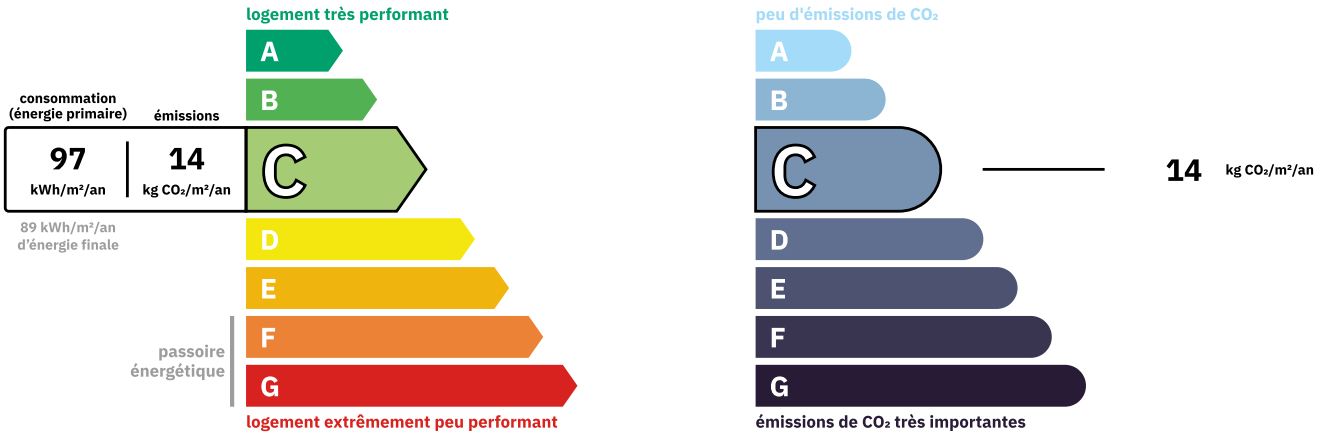
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2280 € and 3140€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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