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Exceptional apartment facing the Bois de Vincennes

Saint Mande , **Val-de-Marne** , **Paris Ile-de-France**



€2,300,000

inc. of agency fees

4 Beds 3 Baths 200.5 sqm

Ideally located facing the Bois de Vincennes, benefiting from an unobstructed view without vis-à-vis, this bourgeois apartment of 189 sqm Carrez, accompanied by two maids' rooms totaling 11.5 sqm, is...

At a Glance

Reference	MFH-PARIS5057	Near to	Saint Mande	Price	€2,300,000
Bed	4	Bath	3	Hab.Space	200.5 sqm
		Pool	No	Land Tax	N/A

Property Description

Ideally located facing the Bois de Vincennes, benefiting from an unobstructed view without vis-à-vis, this bourgeois apartment of 189 sqm Carrez, accompanied by two maids' rooms totaling 11.5 sqm, is nestled on the fourth floor of the most beautiful building Napoleon III of the Chaussée de l'Etang.

The cut stone, the stylish hall, the marble staircases, the wrought iron banisters and the stained glass windows

give this building a style of yesteryear.

The vast marble entrance distributes on the one hand, a living room of 42 sqm at a beautiful height, decorated with a fireplace, a carved oak library and a bow window, all extended by a balcony offering a view above the trees of the Bois de Vincennes.

Separated by a double door, the 20 sqm dining room also benefits from a balcony, solid oak parquet flooring and period moldings.

This set is bathed in light throughout the day, particularly thanks to the multiple windows.

On the other hand, from the entrance, a custom door reveals a hallway with plenty of storage space then a master suite with dressing room and Emaux de Briare style bathroom with a bathtub covered in gold leaf, a shower and a Separate WC. A second hallway leads to three bedrooms, two of which have a shower room.

Continuing on, the U-shaped plan allows for an independent kitchen on the other wing of the apartment with direct access to the service staircase leading to the two maids' rooms located on the 5th floor.

The noble and refined materials, the calm and the generous volumes make this property unique in the sector.

Two cellars complete this property subject to co-ownership status.

Metro line 1: Saint Mandé 1 km away

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,310 and EUR3,170

EI - RSAC: Paris

Condominiums of 58 units (No proceedings in progress).

Annual expenses : 9008 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	3
Price	€2,300,000

Key Information

Internal Area:	200.5 sqm
Property Features:	<ul style="list-style-type: none">Balcony: 3

Location: Paris Ile-de-France



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