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## Exceptional duplex in Vincennes

Vincennes , Val-de-Marne , Paris Ile-de-France

**€1,706,000**

inc. of agency fees

4 Beds      1 Baths      141 sqm

In the sought-after area of Vincennes Est, nestled in the heart of a green setting, this VEFA real estate program offers you a set of atypical and eco-responsible housing. Built around a majestic century-old...

### At a Glance

<b>Reference</b>	MFH-PARIS8259-A01	<b>Near to</b>	Vincennes	<b>Price</b>	€1,706,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	141 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the sought-after area of Vincennes Est, nestled in the heart of a green setting, this VEFA real estate program offers you a set of atypical and eco-responsible housing.

Built around a majestic century-old cedar, the timber-framed building, clad in light bricks, offers generous and bright volumes.

The architecture of the building, combining aesthetics and performance, meets the requirements of the RE 2020 thermal regulations, thus guaranteeing optimal comfort in all seasons.

Each living space is designed to combine elegance and durability, with quality materials, such as natural wood floors and oiled wood joinery. Inside, the volumes are spacious and bright, with large openings allowing natural light to flood the rooms with a ceiling height of 3.50 m on the ground floor.

The ground floor distributes an entrance with separate toilet, a living room-kitchen-dining room opening onto the 20 m<sup>2</sup> terrace as well as an independent office. The living spaces, open and modular, allow a tailor-made layout according to the needs of each while the living room, bathed in light, invites you to relax.

The 1st floor distributes a living room-games room, three bedrooms, two bathrooms and a separate toilet. The integrated home automation adds a touch of modernity, facilitating daily life while optimizing the energy performance of the accommodation.

The outdoor spaces are just as remarkable. The terrace offers a true haven of peace in the heart of the city, ideal for moments of relaxation with family or friends. The natural environment, highlighted by a neat architectural design, blends perfectly with the surrounding urban setting.

The century-old cedar, a true anchor point of the project, recalls the constant connection with nature. This exceptional property, with high-end services and refined decoration, stands out for its atypical and eco-responsible character.

With an exemplary DPE, in accordance with RE 2020 standards, it offers a unique living environment, combining modernity and respect for the environment.

Delivery scheduled for the 1st quarter of 2026. Reduced notary fees (2 to 3%).

Blank DPE.

RER A: Vincennes or Fontenay-sous-Bois: 15 min walk

Metro line 1 Vincennes: 14 min walk Shops: 2 to 5 min walk

Schools: 3 to 10 min walk

- EI - RSAC: RSAC Créteil

Condominiums of 2 units.

## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€1,706,000

## Key Information

Year Built:	2026
Internal Area:	141 sqm

## Location: Paris Ile-de-France



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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