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## House with garden on the edge of the Magic Square

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



# €1,300,000

inc. of agency fees

5 Beds   3 Baths   122 sqm   0.01 ha

Located on the edge of the Carré Magique de Vincennes, in the peace and quiet of a small condominium, this 113.67 sqm Carrez family home with garden and terrace offers 4 bedrooms as well as an independent...

### At a Glance

<b>Reference</b>	MFH-PARIS7773	<b>Near to</b>	Vincennes	<b>Price</b>	€1,300,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	122 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located on the edge of the Carré Magique de Vincennes, in the peace and quiet of a small condominium, this 113.67 sqm Carrez family home with garden and terrace offers 4 bedrooms as well as an independent semi-buried studio of 25 sqm.

A gate allows you to discover a 90 sqm garden, facing south, sheltered from view and the hustle and bustle of the city.

This green space also benefits from a wooden terrace. On the garden level, the entrance via the stairwell, a real architectural element of this house, allows you to discover a dining room with an open kitchen decorated with a central island and numerous custom-made storage units.

A separate toilet completes this level. On the first floor, the 29 sqm living room benefits from a beautiful height, a library as well as a professional video projector with a custom-made screen combining modernity and comfort.

Above, there are two bedrooms, one with a shower room and toilet. Finally, the top floor benefits from two bedrooms with double height and a supply of zenithal light as well as a bathroom with WC.

Outside, the garden also distributes an independent semi-buried studio with a shower room with WC.

The peaceful setting, reinforced by the surrounding vegetation, offers a real bubble of tranquility in the heart of Vincennes. This unique property, with its undeniable charm and optimized layout, offers a unique family living experience.

Between modern comfort and atypical character, it will seduce those in search of a place to live that is both functional and warm. A cellar completes this property subject to the status of co-ownership.

Possibility of acquiring a parking space in addition.

Metro line 1: Bérault 50 meters away RER A: Vincennes 350 meters away

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR2,000 and EUR2,7600 (subscription included).

EI - RSAC: Paris

Condominiums of 26 units (No proceedings in progress).

Annual expenses : 5800 euros.

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€1,300,000

## Key Information

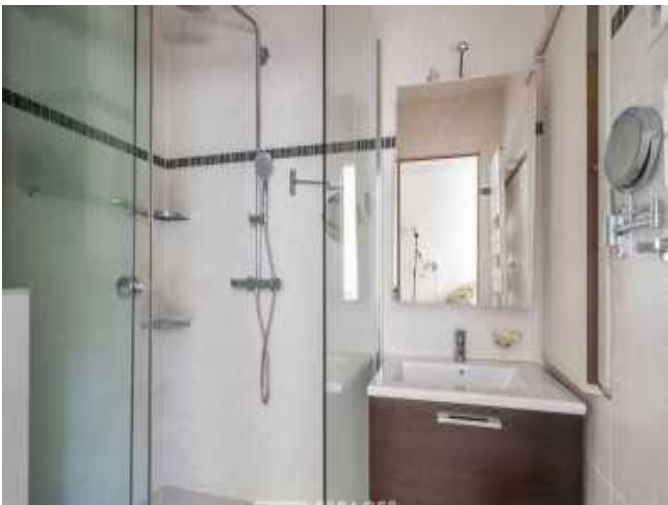
Internal Area:	122 sqm
Land Area:	0.01 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery







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**C. BAUER – Sunday Times**

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