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Family apartment to reinterpret with private garden Avenue de La Dame...

Fontenay Sous Bois , Val-de-Marne , Paris Ile-de-France



€1,050,000

inc. of agency fees

3 Beds 1 Baths 128 sqm

Located in one of the most sought-after addresses in Fontenay-sous-Bois, Avenue de la Dame Blanche, this 128 sqm apartment is at the gateway to the Bois de Vincennes, offering an exceptional natural setting....

At a Glance

Reference	MFH-PARIS8403	Near to	Fontenay Sous Bois	Price	€1,050,000
Bed	3	Bath	1	Hab.Space	128 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in one of the most sought-after addresses in Fontenay-sous-Bois, Avenue de la Dame Blanche, this 128 sqm apartment is at the gateway to the Bois de Vincennes, offering an exceptional natural setting.

Nestled in a calm and green environment, this rare property benefits from the proximity of shops, schools and

transport, while being just a few minutes from the center of Paris.

A location that perfectly combines elegance and practicality for a comfortable life connected to nature. The interior is distinguished by its generous proportions and refined character.

The large living room, bathed in light, opens onto the private garden, creating a spacious and friendly living space.

A library corner adjoining the living room adds a warm touch, ideal for moments of relaxation or reading.

Each spacious bedroom offers a serene atmosphere and can be rearranged according to the desires and needs of its occupants.

The kitchen, independent and functional, benefits from beautiful light thanks to a large window, thus offering possibilities for contemporary design.

The entire apartment needs to be modernized, allowing for total customization of this exceptional property to make it a unique space adapted to the modern lifestyle. The 100 sqm garden is a true haven of peace. Benefiting from an ideal orientation, it naturally extends the interior spaces and invites relaxation.

The surrounding vegetation and the immediate proximity of the Bois de Vincennes provide a green and intimate setting to this unique property.

The large bay windows in the living room offer a harmonious continuity between interior and exterior, allowing you to fully enjoy this natural setting throughout the seasons and optimize the supply of natural light in the living spaces.

With its prestigious address, its generous volumes and its private garden, this apartment represents a rare opportunity to create a tailor-made living space, both functional and inspiring. Its exceptional characteristics make it an ideal property for a family or for those looking for a privileged living environment, combining comfort, privacy and proximity to nature in the heart of the city.

A garage and a cellar complete this set subject to the status of co-ownership.

Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR3,780 and EUR5,170 (subscription included)

RER A: Fontenay-sous-Bois: 3 min walk RER A: Vincennes: 23 min walk Metro 1: Château de Vincennes: 20 min walk Shops: 10 min walk Schools: 10 min walk

33 6 65 29 64 05 - EI - RSAC: RSAC Créteil
(4.69 % fees incl. VAT at the buyer's expense.)

Condominiums of 14 units (No proceedings in progress).

Annual expenses : 8520 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,050,000

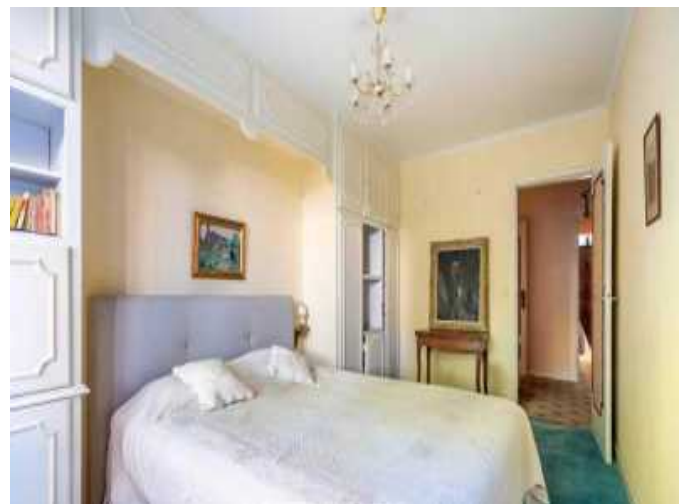
Key Information

Year Built:	1960
Internal Area:	128 sqm
Has a Garden	Yes

Location: Paris Ile-de-France



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