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Duplex with shared garden

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



€650,000

inc. of agency fees

2 Beds 1 Baths 71 sqm

Located in the immediate vicinity of all amenities, on Rue des Laitières, this 89.70 sqm duplex (51.55 sqm Carrez) nestled on the second and top floor is located in a condominium benefiting from a shared...

At a Glance

Reference	MFH-PARIS7702	Near to	Vincennes	Price	€650,000
Bed	2	Bath	1	Hab.Space	71 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in the immediate vicinity of all amenities, on Rue des Laitières, this 89.70 sqm duplex (51.55 sqm Carrez) nestled on the second and top floor is located in a condominium benefiting from a shared garden with a bucolic atmosphere.

The entrance opens onto a 29 sqm living room at 2.70 meters high, arranged in several spaces such as the open kitchen, the dining room and the living room. The numerous openings provide beautiful light

throughout the day.

A bedroom with shower room and WC complete this level. Upstairs, accessible by a wooden staircase, there is a bedroom and an office with exposed beams. A shower room with WC completes this level.

The ideal location, the calm and the multiple possibilities of developments make this property unique in the area.

A cellar completes this property subject to the status of the condominium. Metro line 1: Saint-Mandé 250 meters away

ENERGY CLASS: F / CLIMATE CLASS: F. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,420 and EUR1,960

EI - RSAC: Paris

Condominiums of 74 units (No proceedings in progress).

Annual expenses : 2598 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€650,000

Key Information

Internal Area:	71 sqm
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Location: Paris Ile-de-France



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