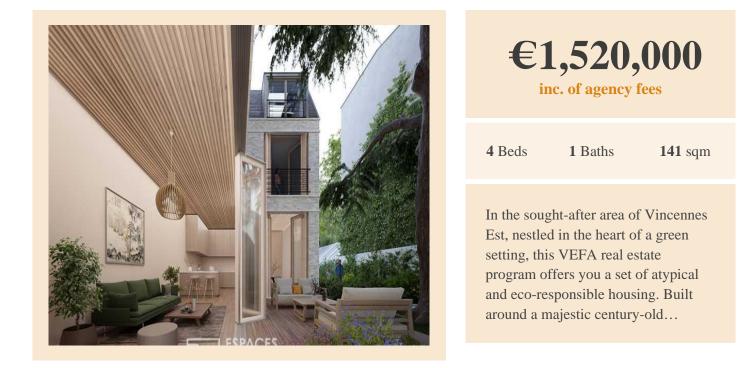


# **Exceptional duplex in Vincennes**

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



### At a Glance

Reference	MFH-PARIS8697-A01
Bed	4

Near toVincennesBath1PoolNo

 Price
 €1,520,000

 Hab.Space
 141 sqm

 Land Tax
 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 m2 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 ecoresponsible 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		Key Information	
Property type:	Apartment	Year Built:	2026
Bedrooms:	4	Internal Area:	141 sqm
Bathrooms	1		
Price	€1,520,000		

## **Location: Paris Ile-de-France**



## Gallery















THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Mail yorkshire Post FRENCH

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

### **Contact us on:**

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

### **Buying French Property Just Got Easier...**

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our buying guide, our french mortgage and euro currency exchange pages.

### Testimonials

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 myfrench-house.com. They are a committed and professional business – we highly recommend them. S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved