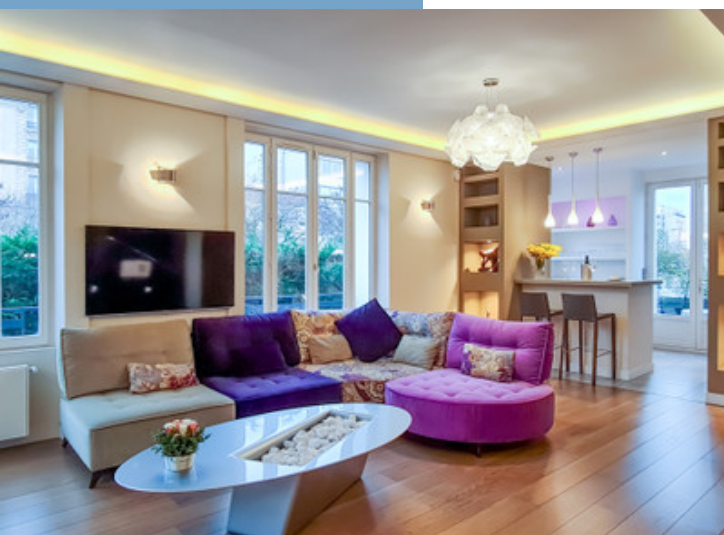




BEAUTIFULLY RENOVATED 340 M<sup>2</sup> HOUSE, 7  
BEDROOMS, GARDEN, PARKING, NEXT TO RER  
TRAIN, TUBE AND VINCENNES WOOD.

www.leggettprestige.com

BEAUTIFULLY RENOVATED  
340 M<sup>2</sup> HOUSE, 7  
BEDROOMS, GARDEN,  
PARKING, NEXT TO RER  
TRAIN, TUBE AND  
VINCEN...



PROPERTY FACT FILE	
REFERENCE	A43458BTX94
PRICE	€ 4,180,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	5
ACCOMMODATION	340 m <sup>2</sup>
LAND	400 m <sup>2</sup>
TOWN	Vincennes
DEPARTMENT	
LOCATION	City property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Private parking, Detached, Fiber optic
<small>*Price based on current exchange rate which is subject to change</small>	



- Exceptional high-end service
- Sumptuous reception area
- Kitchen and facilities in pristine condition
- Separated flat
- Next to metro line 1, RER A (La Défense in 19')

BEAUTIFULLY  
RENOVATED 340 M<sup>2</sup>  
HOUSE, 7 BEDROOMS,  
GARDEN, PARKING, NEXT  
TO RER TRAIN, TUBE AND  
VINCEN...

Ref : A43458BTX94

Paris - Vincennes – An impeccably renovated 7 bedroom residence on Cours Marigny, the beautiful avenue linking the Chateau de Vincennes to the town hall, close to the Bois de Vincennes. This unique detached house has three floors and a basement with a self-contained flat, unobstructed views of the monuments, parking for

## DESCRIPTION

This rare house in Vincennes next to Paris of 11 rooms totalling 340m<sup>2</sup> has many exceptional features. Built in 1950s and fully restored by an architect in 2015, it is surrounded by a lovely intimate garden with protective perimeter fencing behind. Two secured gates give access, for cars at the rear and pedestrians from the Cours Marigny where the path leads to the main entrance under an art deco inspired wrought iron porch.

The entrance hall leads to the large, bright main reception area with a modern fireplace and tall windows with the three different aspects. At the back, a bar welcomes you and leads onto the spacious kitchen and a private 35 m<sup>2</sup> outside terrace. Off the kitchen (fully equipped with high quality units and completed by a utility room in the back) is the dining room. The main floor also has an office (or bedroom) and a separate guest WC with a shower.

On the right side of the main hall, the laminated glass, lacquered wood and aluminium staircase, part of the magnificent light well, leads to the upper floors, distributed as follows:

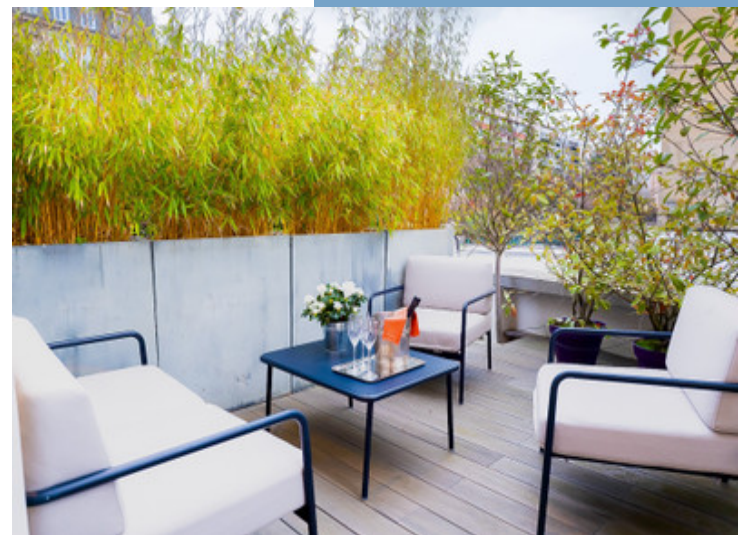
° On the first floor, a large area leads to four spacious and bright bedrooms, a large bathroom with WC and plenty of storage space, a walk-in shower room and storage space, a separate WC and a laundry room. Parquet flooring, high double-glazed windows, built-in electric shutters.

° On the second floor, a large landing/living room - cathedral roof with Velux windows - currently used as television room . The parenta...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43458BTX94>

COMPLETE FILE AND PHOTO ON REQUEST

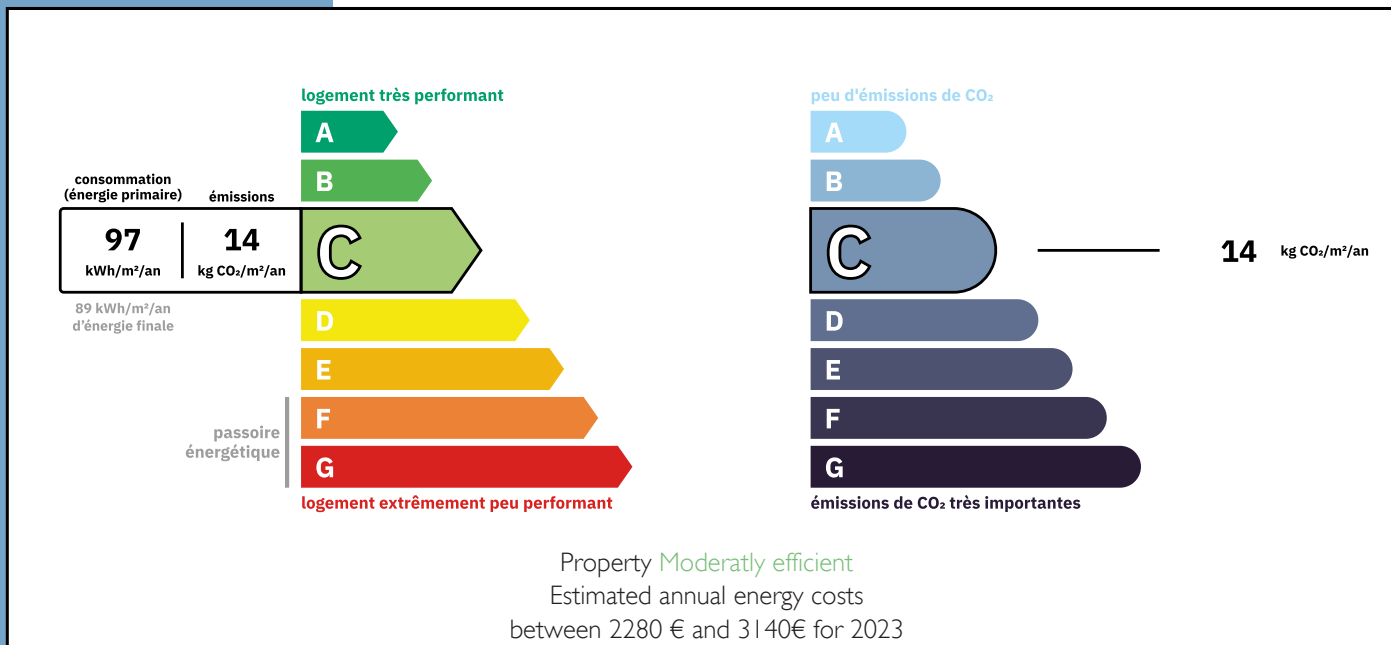


BEAUTIFULLY RENOVATED  
340 M<sup>2</sup> HOUSE, 7 BEDROOMS,  
GARDEN, PARKING, NEXT TO  
RER TRAIN, TUBE AND  
VINCEN...

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

Ref : A43458BTX94

## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A43458BTX94  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)