

# FONTENAY-SOUS-BOIS - ECO-PARC DES CARRIÈRES - 3 BEDROOM HOUSE WI

685 000 €

Ref 79204221

Fontenay-sous-Bois - House / Villa 1081 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Close to the Eco-parc des Carrières, in a quiet residential area, Groupe VANEAU invites you to discover an exclusive condominium house of 100.47 m<sup>2</sup> Loi Carrez (103.72 m<sup>2</sup> on the ground) with a 41 m<sup>2</sup> private garden. This quiet, bright house benefits from an optimized layout. Organized on two levels, the first floor comprises an entrance hall, a double living room with fireplace (29 m<sup>2</sup>) facing east and opening onto the garden, a separate fitted kitchen, a cupboard and a guest toilet. Upstairs, accessed by a wide staircase, three bedrooms, bathroom, shower room and separate wc. The 61 m<sup>2</sup> attic space is suitable for conversion. The house has a 41 m<sup>2</sup> private garden with garden shed. It is accompanied by a 16 m<sup>2</sup> garage. The house is rented until June 2025. A notice to quit has been duly issued. ECD: E - Estimated annual energy costs: between euros1,970 and euros2,710. Loi ALUR: Number of lots in co-ownership: 28 - Annual co-ownership charges: 0 euros (voluntary syndic) - Percentages: 73/1000emes of general common areas - Property tax: 2,273 euros. No legal proceedings in progress. Fees at seller's expense. Information on the risks to which this property is exposed is available on the GÃ©orisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Price list details: [www.vaneau.fr/fr/nos-honoraires-paris-neuilly](http://www.vaneau.fr/fr/nos-honoraires-paris-neuilly). VANEAU, prestige real estate since 1972. A major player in upmarket Parisian real estate for over 40 years, with more than 100 employees, VANEAU now has 25 branches and offices ideally located in Paris, Neuilly, Boulogne, Cannes, Nice, Brussels, Marrakech, Miami and Dubai.

## Vaneau Marais

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VANEAU MARAIS 3rd  
39, rue de Turenne 75003  
Paris

**Price :** 685 000 €

**Surface :** 1081 sq ft

**Rooms :** 4

**Bedrooms :** 3

**Floors :** 2

**Bathrooms :** 1

**Shower rooms :** 1

**Garden :** Yes



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### VANEAU LOCATION

Une équipe dédiée à Paris,  
Neuilly et Boulogne



### VANEAU

Immobilier de prestige depuis  
1972



### VANEAU VIAGER

30 ans d'expérience en vente  
viagère



### VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

# VANEAU C'EST AUSSI



### VANEAU PATRIMOINE

Dispositifs de défiscalisation,  
SCPI, Assurances Vie



### VANEAU DIGITAL NEUF

La plate-forme digitale 100%  
immobilier neuf



### GESTION LOCATIVE

GTF, plus de 7 000 lots gérés à  
Paris



### COURTAGE CRÉDITS

Exell Crédit immobiliers  
Assurances emprunteurs

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés