



## Apartment with Lovely Terrace East of Paris



### Agent Info

Name: David Evans  
Company: Cle France Ltd  
Name:  
Country: United Kingdom  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone: +44 (1440) 820-358  
Languages: English, French  
Website: <https://clefrance.co.uk>

### Listing details

Property for: Sale  
Price: USD 278,116.68

### Location

Country: France  
State/Region/Province: Île-de-France  
City: Torcy  
ZIP code: 77200  
Posted: Mar 03, 2026

### Description:

Located on the Promenade de la Croix Saint Maur, in the heart of a sought-after area of Torcy, this 83 sq m (893 sq ft) ground-floor, 3-bedroom apartment offers a unique living environment thanks to its exceptional 50 sq m (538 sq ft) terrace, ideal for enjoying a rare outdoor space in a co-owned building. The apartment features three bedrooms, each with its own private shower room and toilet, a rare level of comfort, ideal for a family, shared accommodation, or investment.

There are four toilets in total. A 5 sq m (54 sq ft) veranda is perfect as a reading nook, office, or winter garden. The kitchen is separate, fitted, and equipped. There is the possibility of removing the wall to create an open-plan kitchen. The living room and kitchen have direct access to the terrace.

The apartment benefits from double-glazed windows, electric shutters, and electric heating.

A private garage in the basement is included in the price.

The building is quiet and well-maintained.

The facade will be renovated in 2024.



This property is subject to co-ownership regulations. Number of units: 88. Annual condominium fees (Average annual amount, seller's share of the provisional budget): €2,700. No ongoing legal proceedings.

The department of Seine et Marne is located east of Paris / Ile de France and shares borders with Champagne Ardenne, Burgundy, Picardy and the Centre region. It is also the largest department of the region. Two rivers, the Seine and the Marne run through it, ahence the department getting its named.

Seine et Marne is a rich department which houses as much rural areas as an extension of Paris suburbs. It is also the largest department in the region for agriculture in fact around 60% of its area is covered by crops, mainly wheat and sugar beets. Thanks to its location close by Paris and next to the Roissy Charles de Gaulle airport, the economy of Seine et Marne is very strong. Tourism is another large source of income for the department, due to its cultural and historical heritage, the area attracts many visitors, not to mention the Disney Entertainment Park which is one of the most tourist attractions in France.

Seine et Marne is also renowned for its business tourism, being close to the Paris infrastructures and within easy access to the countryside, it displays all the required facilities. Seine et Marne is both a dynamic department thanks to its closeness to Paris and a peaceful department with a large countryside.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Common

Bedrooms:	3
Bathrooms:	2
Lot Size:	50 sq m



## Utility details

Heating: Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.229.840

