LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL: PLACE DES VOSGES, PAVILLON DE LA REINE, DUPLEX, 6 ROOMS, 237M2, TERRACE, PANORAMIC VIEWS.

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PROPERTY FACT FILE

REFERENCE	A28353CCH75
PRICE	€ 4,380,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (4 211 538 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	237 m²
LAND	5 m²
TOWN	Paris 3e Arrondissement
DEPARTMENT	
LOCATION	Town property
TYPE	Appartement, Family Home
CONDITION	Good condition
FEATURES	Panoramic views, Historic property

*Price based on current exchange rate which is subject to change





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- Exceptional location, Prestige address
- Remarkable 17th century building
- Large duplex, 3rd and 4th, top floor
- Panoramic views of Place Royale and its gardens
- Private terrace on the roofs

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On the Prestigious and Highly coveted Place des Vosges, Leggett Immobilier Prestige presents this rare property, located just a few steps from the Pavillon de la Reine, a remarkable 17th century building.
Accessed by a grand staircase, this characterful duplex apartment is



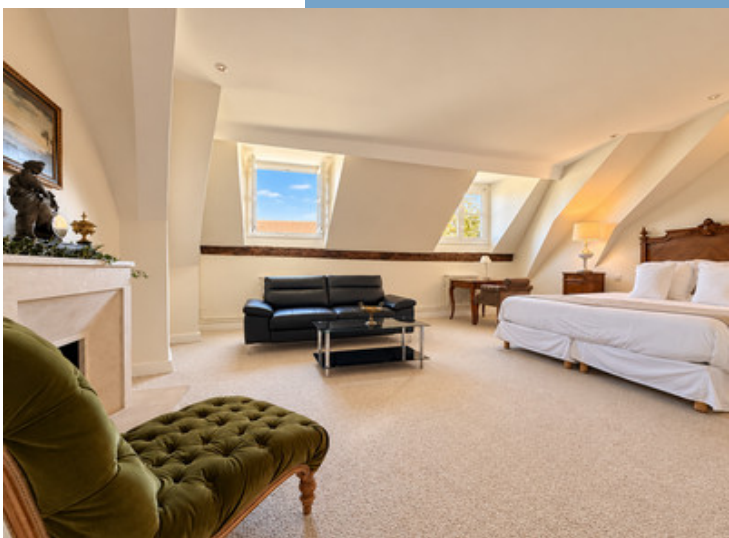
DESCRIPTION

Surfaces and miscellaneous:
PARIS 75003-Place des Vosges/Quartier Les Archives-
A rare and exceptional property, a prestigious address, in the heart of the Royal Paris from 17th century.
The Place des Vosges, classified as historical monument, is one of the architectural gems of the capital and also emblem of the Marais district, between the 3rd and 4th arrondissements.
Designed according to a square plan, the square is surrounded by thirty-six pavilions housing high arcades, mixing limestone and red bricks, bluish slates and sloping roofs, windows with latticework and chainages. In the center, a gated garden of more than one hectare is an ideal place for a walk.
Symmetrical to the King's Pavilion, the Queen's Pavilion was built between 1605 and 1608, on a plot of 700m2.
Its first floor includes three arches, the central one being larger than the lateral ones, and these three arches allow to connect the Place des Vosges to the Rue de Béarn.
The Pavillon de la Reine is home to a renowned 5-star Palace hotel and a number of high-class private apartments.



An impressive grand staircase leads to the 3rd floor where the apartment is located.
This property of character in Duplex, on the 3rd and 4th last floor, with a total floor area of 237m2 (193 m2 Carrez Law, consists of 6 rooms including:

Large entrance (12,8m2) entirely covered with Burgundy stone.
Reception room (38,32m2) with fireplace, exposed beams, cathedral high ceilings and two South facing "Oeil de bœuf" windo...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A28353CCH75
COMPLETE FILE AND PHOTO ON REQUEST

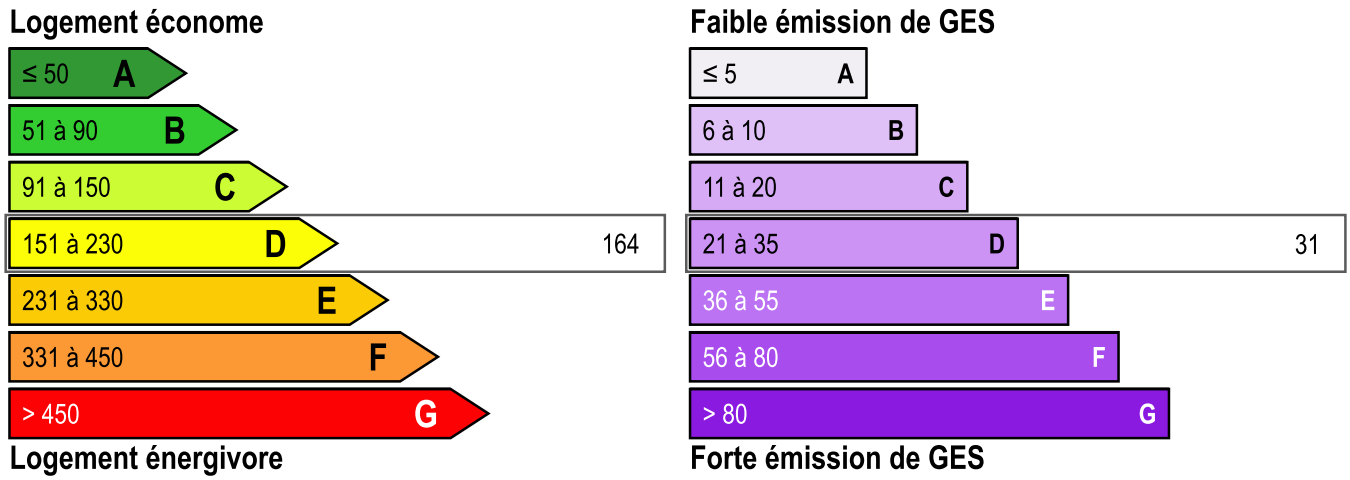
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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