



75003 A STONE'S THROW FROM PLACE DES  
VOSGES, CHARACTERFUL DUPLEX APARTMENT ,  
112M<sup>2</sup>,  
2 BEDROOMS/2 BATHROOMS.

75003 A STONE'S THROW  
FROM PLACE DES VOSGES,  
CHARACTERFUL DUPLEX  
APARTMENT , 112M<sup>2</sup>,  
2 BEDROOMS/2 B...



PROPERTY FACT FILE	
REFERENCE	A33093CCH75
PRICE	€ 1,680,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 600 000 EUR hors honoraires)
BEDROOM	2
BATHROOM	2
ACCOMMODATION	112 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Paris 3e Arrondissement
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Apartment
CONDITION	Good condition
FEATURES	Character property
*Price based on current exchange rate which is subject to change	





- A stone's throw from the famous Place des Vosges
- Historical building from 1597
- Oak parquet flooring, wood paneling and fireplace
- Elegance, comfort, and functionality.
- Turnkey property ready to move in.

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A stone's throw from the remarkable Place des Vosges, in a historic 16th-Century building with four floors, this characterful Duplex apartment is located on the Ground floor. With a total floor area of 117 square meters, (111.93m<sup>2</sup> under the Carrez Law), the property is laid out as follows.

## DESCRIPTION

Details, surface areas, and miscellaneous information:

Les Archives Neighborhood, 75003 Paris.

This characterful Duplex apartment is located on the Ground floor of a historic 16th-century building, constructed in 1597, with four floors. It comprises Three main rooms and ancillary rooms.

With a total floor area of 117m<sup>2</sup> (111.93m<sup>2</sup> Loi Carrez), this property is presented as follows. On the Ground floor: a large entrance hall (7.09m<sup>2</sup>), a spacious living room (38.9m<sup>2</sup>), a bedroom (9.96m<sup>2</sup>), a bathroom with bathtub/shower and toilet (5.68m<sup>2</sup>), a first closet (0.4m<sup>2</sup>), second closet (0.32 m<sup>2</sup>), third closet (0.9 m<sup>2</sup>), fourth closet (0 m<sup>2</sup>), fifth closet (0.22 m<sup>2</sup>), an office (5.12 m<sup>2</sup>) and a fitted kitchen (9.54 m<sup>2</sup>).

On the mezzanine: a landing (2.38 m<sup>2</sup>), a second bedroom (11.73 m<sup>2</sup>), a bathroom with shower (3 m<sup>2</sup>), a separate toilet (1.19 m<sup>2</sup>), a sixth closet (1.41 m<sup>2</sup>), a seventh closet (0.56 m<sup>2</sup>), and a second office (3.9 m<sup>2</sup>).

In the basement: a landing (0.56 m<sup>2</sup>), a dressing room (4.2 m<sup>2</sup>).

The sale of this property concerns the following lots: Lot 14, Lot 15, Lot 10, and Lot 39.

Exposure: North/East

Cadastral section: 000 AN 0092 Area: 378m<sup>2</sup>. Paris 3rd arrondissement.

Additional information:

Historic building from 1597.

Access to the building is secured by a Vigic magnetic key.

The common areas are well maintained.

Small co-ownership: 11 lots.

Collective gas heating for the building.

Monthly charges: 653 Euros.

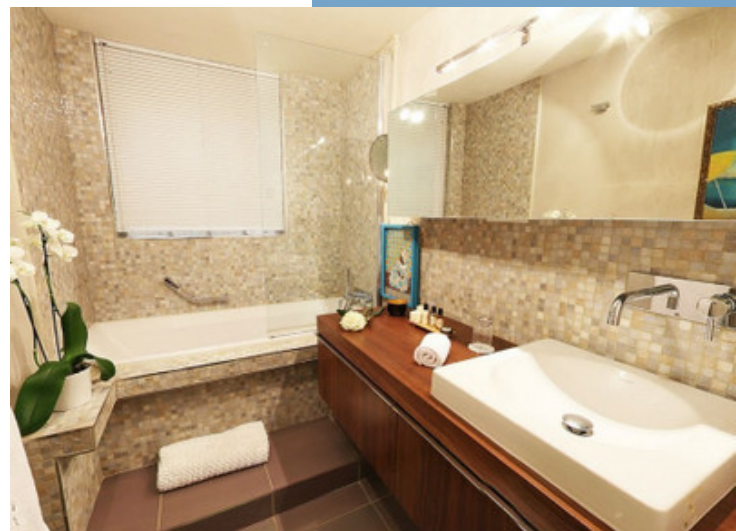
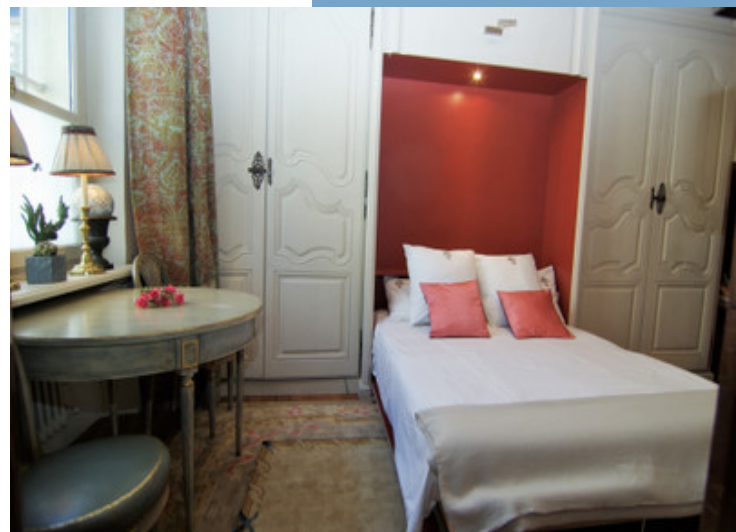
Property taxes: 1.579 Euros.

Ceiling height..

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33093CCH75>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

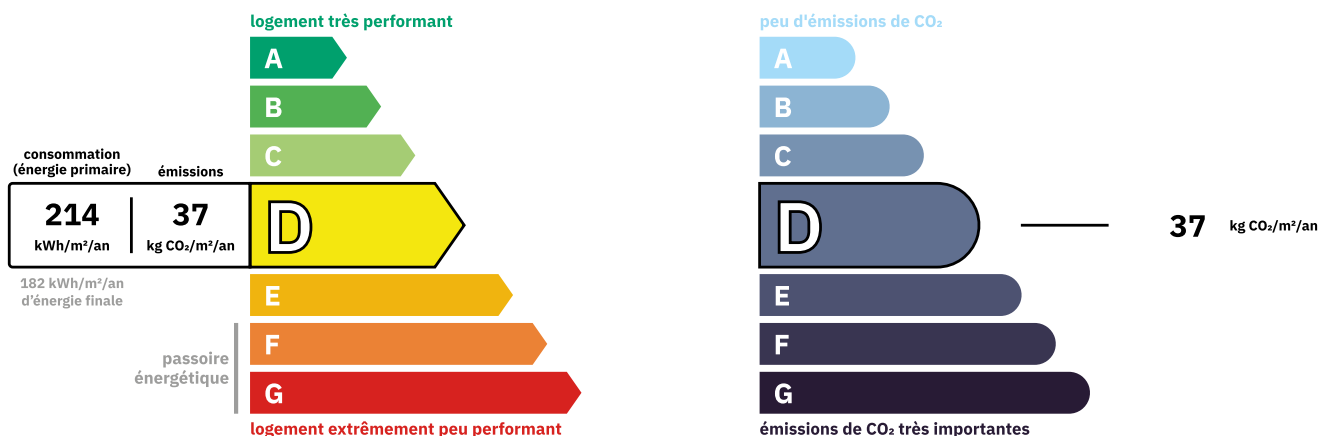
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 2040 € and 2810€ for 2021

## NOTICE

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## CONTACT

Réf : A33093CCH75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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