

75003, MARAIS, BEAUTIFUL 2-ROOM DUPLEX APARTMENT WITH 67,5M² IN A BUILDING DATING FROM 1800 WITHOUT ELEVATOR

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PROPERTY FACT FILE

REFERENCE	A42090MAG75
PRICE	€ 1,095,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (1 050 000 EUR hors honoraires)
BEDROOM	1
BATHROOM	1
ACCOMMODATION	67 m²
LAND	0 m²
TOWN	Paris 3e Arrondissement
DEPARTMENT	
LOCATION	City property
TYPE	
CONDITION	Good condition
FEATURES	Fiber optic, Linky, Double glazing

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





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- In the heart of the Marais district
- Spacious rooms and exposed beams
- Charming apartment with character
- South-facing
- Quality work

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PARIS 3rd arrondissement Metro Saint Sebastien Froissart - 2 rooms (T2) - 67.49 m² - Energy rating class E - See 360° tours and floor plan. In the heart of the Marais, a stone's throw from Rue de Bretagne and 10 minutes from Place des Vosges. In a beautiful secure stone building dating from 1800. A lovely duplex on the ground floor and first floor



DESCRIPTION

Features: completely renovated in 2016 and fully remodeled, ready to move in after a fresh coat of paint, modern and fully equipped kitchen. South-facing, with natural light coming in from a large skylight located at the entrance and in the kitchen. Beautiful volume to be exploited with a ceiling height of 3 m. Original features with attractive stone walls in the living room and kitchen and beautiful ceiling beams, as well as parquet flooring in the bedroom and dressing room. Numerous custom-made cupboards and storage spaces. On the ground floor and 1st floor of 4. Two apartments on the floor, secure building (digital code and reinforced door), high-speed fiber optic internet, individual gas heating, no co-ownership works voted or planned, charges €287/month including maintenance of common areas + water. Property tax €1,093/year, ideal first purchase/pied-à-terre, suitable for professionals with no noise nuisance.



In the heart of the Archives administrative district, this four-story building with a ground floor was built in 1800. It comprises one building without an elevator and has six apartments. It stands on a 123 m² plot located 150 m from the Saint Sebastien Froissard metro station (L8) and 448 m from the Richard Lenoir station (L5). Victor Hugo Middle School is 354 m away. Velib' station is just a stone's throw away.

3rd Arrondissement - Primarily a residential neighborhood, this is the quietest part of the medieval Marais district and one of the most pleasant a...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42090MAG75

COMPLETE FILE AND PHOTO ON REQUEST

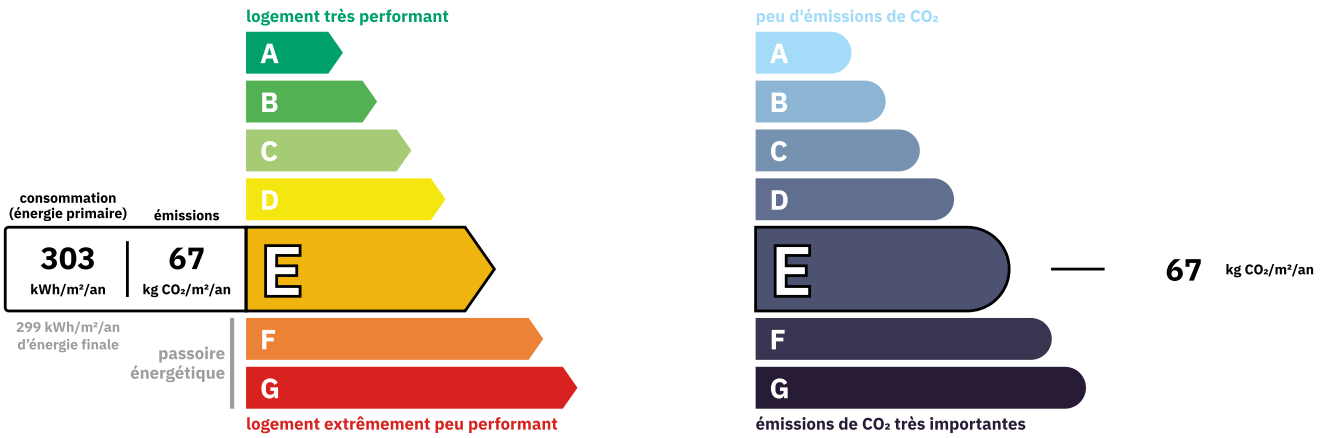
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 1850 € and 2560€ for 2023

NOTICE

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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.

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CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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