



PARIS IV – MARAIS / VIEILLE DU TEMPLE – 75 SQM  
DUPLEX APARTMENT - PRIME LOCATION



PROPERTY FACT FILE	
REFERENCE	A42887LUM75
PRICE	€ 1,150,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	75 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Paris 4e Arrondissement
DEPARTMENT	
LOCATION	Town property
TYPE	Appartement, Family Home
CONDITION	
FEATURES	Business potential, Character property, Double glazing
*Price based on current exchange rate which is subject to change	



- Prestigious Marais address
- Duplex 3 bedrooms + 2 baths
- Bright with generous volumes
- Basement parking available
- Proven rental investment

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SQM DUPLEX  
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Rare and bright, this 75 m<sup>2</sup> apartment offers a unique living environment in the heart of the Marais. With its generous volumes and timeless charm, it combines elegance and comfort in a sought-after location.

Spread over two levels, it features beautiful living spaces, three

## DESCRIPTION

Carrez Surfaces:

Entrance / Living room / Kitchen: 28.97 sqm

Bedroom 1: 9.50 sqm

Shower room / WC: 2.80 sqm

Staircase: 3.85 sqm

Landing / Office: 8.65 sqm

Bedroom 2: 9.35 sqm

Bedroom 3: 10.62 sqm

Bathroom: 3.35 sqm

Shower room: 2.78 sqm

WC: 1.10 sqm

Closet: 0.60 sqm

Total: 74.94 sqm Carrez

Annex: basement parking space

Vieille du Temple – The Marais

Located in the 4th arrondissement, Rue Vieille du Temple is emblematic of Le Marais, one of Paris' most historic and cultural districts. Cobble streets, private mansions, and museums make it one of the most sought-after areas for Parisians and international visitors alike.

An exceptional lifestyle

Le Marais combines historic charm with modern dynamism: art galleries, trendy cafés, renowned restaurants, and local shops create a unique atmosphere.

Educational excellence

Nearby are prestigious schools (public, private, and international), reinforcing the family appeal of this neighborhood.

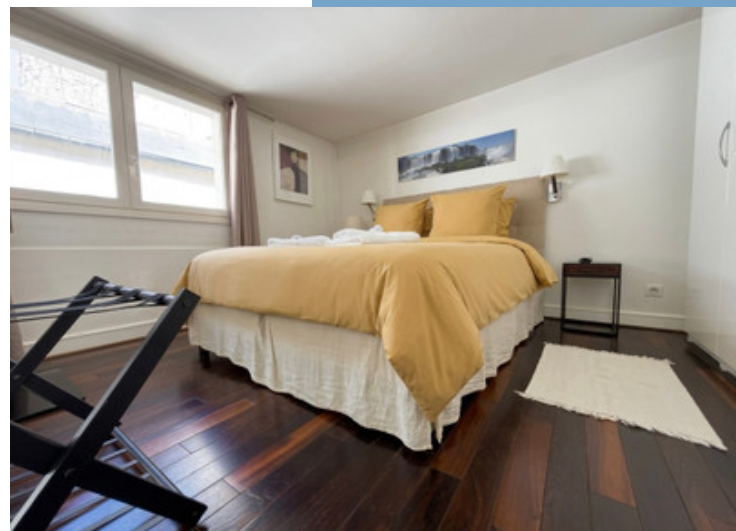
Iconic landmarks nearby

Within walking distance: Place des Vosges, Hôtel de Ville, Picasso

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42887LUM75>

COMPLETE FILE AND PHOTO ON REQUEST

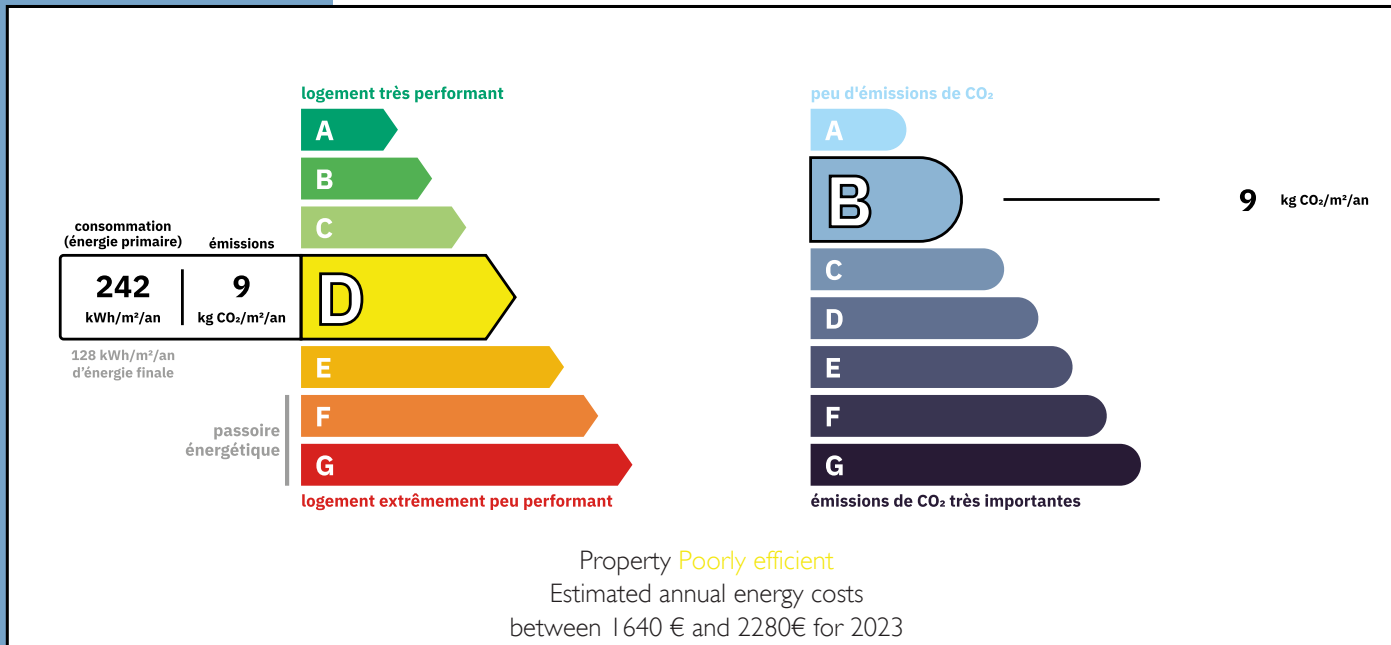


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TEMPLE – 75 SQM DUPLEX  
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A42887LUM75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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