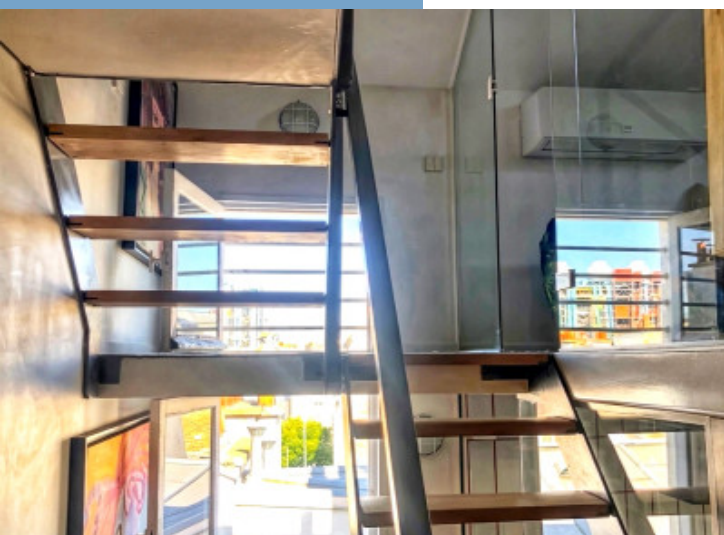
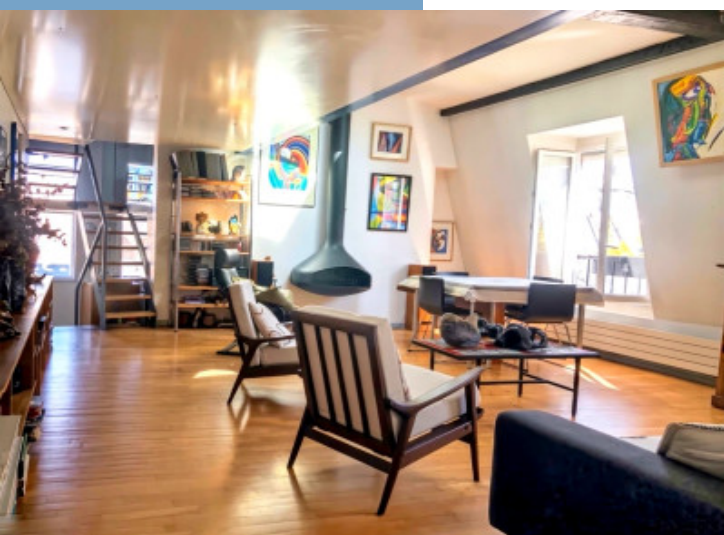


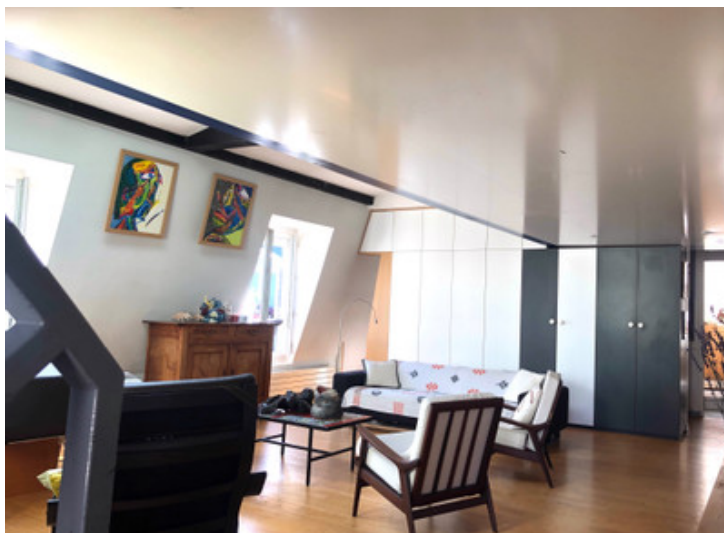


PARIS IV – RUE DES ARCHIVES – DUPLEX 76.01 M²
/ 100.74 M² FLOOR AREA – 6TH AND TOP FLOOR
– LIFT – UNOBSTRUCTED

PARIS IV – RUE DES
ARCHIVES – DUPLEX 76.01
M² / 100.74 M² FLOOR
AREA – 6TH AND TOP
FLOOR –...



PROPERTY FACT FILE	
REFERENCE	A46654SAC75
PRICE	€ 1,160,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 100 000 EUR hors honoraires)
BEDROOM	2
BATHROOM	1
ACCOMMODATION	76 m ²
LAND	0 m ²
TOWN	Paris 4e Arrondissement
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Appartement, Family Home
CONDITION	Good condition
FEATURES	Fiber optic, Linky, Open fireplace
*Price based on current exchange rate which is subject to change	



- A highly sought-after location in the heart of the
- Top floor with LIFT
- Brightness and absolute PEACE AND QUIET
- Air conditioning for optimum comfort in summer
- Wall-mounted fireplace – Solid wood flooring

PARIS IV – RUE DES
ARCHIVES – DUPLEX 76.01
M² / 100.74 M² FLOOR
AREA – 6TH AND TOP
FLOOR –...

Ref : A46654SAC75

In the heart of the Marais, on the highly sought-after Rue des Archives, a duplex situated on the 6th and top floor, with a lift, overlooking the courtyard.

Bathed in light and offering complete tranquillity, it boasts breathtaking views of the capital's most beautiful landmarks: Beaubourg, the Tour

DESCRIPTION

Paris IV – Saint-Merri district / Rue des Archives.

Rue des Archives is situated in the heart of the Marais, straddling the 3rd and 4th arrondissements of Paris. It is an iconic thoroughfare stretching from Rue de Rivoli to Rue de Bretagne.

Set within a six-storey building of cut stone constructed in 1889, comprising a block of 26 flats, this duplex is situated on the 6th and top floor, staircase A, right-hand door, accessible by lift.

The sale of this flat comprises the following lots: Plots Nos. 15, 125, 126, 127, 128, 132, 133, 139 and Plot No. 29 for the cellar.

In addition, here is a summary table of the floor areas of each room (Carrez law):

- Entrance hall: 3.6 m²
- Landing: 1.75 m²
- Bathroom – WC: 6.9 m²
- Living room: 39.5 m²
- Bedroom 1: 6.64 m²
- Hallway 2: 1.95 m²
- Kitchen: 9.15 m²
- Landing: 1.02 m²
- Bedroom 2: 5.5 m²

Further information:

- Annual service charges: 1,279 euros
- Council tax: 2,500 euros
- Individual gas heating
- Three water-cooled air-conditioning units, with maintenance costs of around 500 euros per year
- Secure access to the building via a digital code and an intercom
- Very well-maintained and spotlessly clean block of flats
- No legal proceedings currently in progress
- Four Velux windows, including one in the living room, two on the mezzanine level and one in a bedroom, with a smart home system allowing you to control the windows via your smartphone or remote control
- A partially glazed lift with a capacity of three to ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A46654SAC75>

COMPLETE FILE AND PHOTO ON REQUEST



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

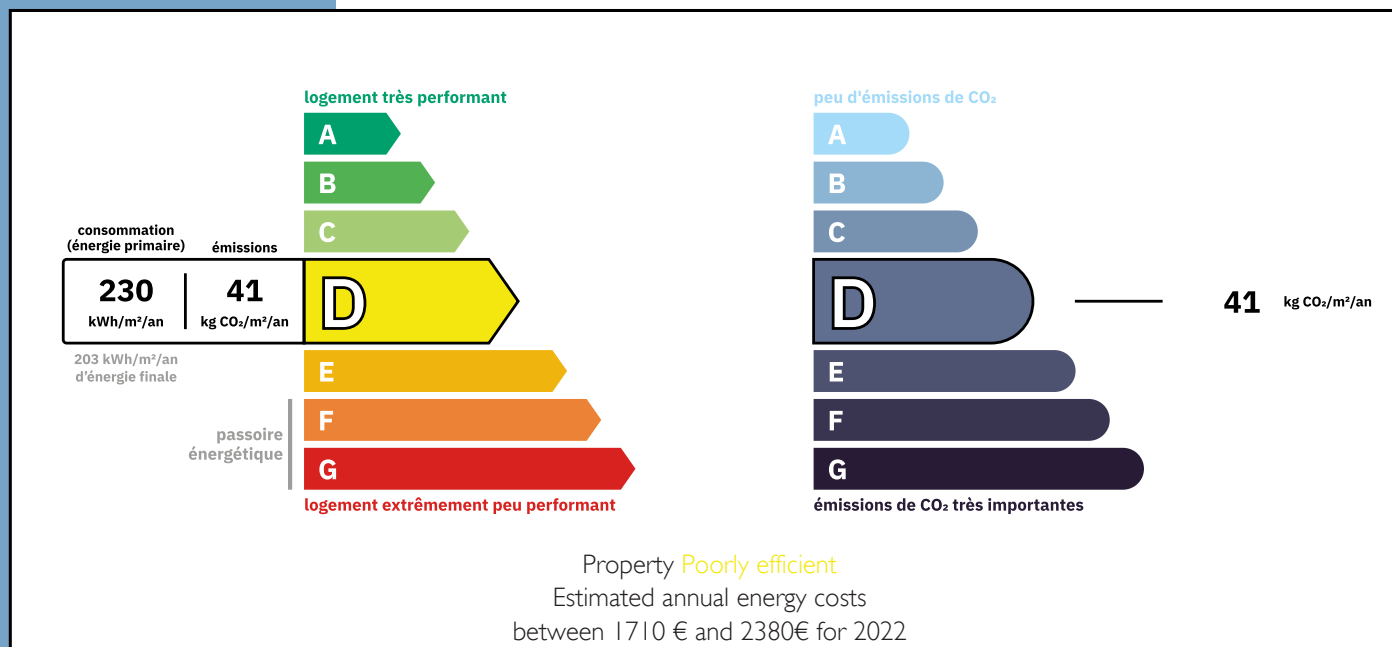
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

PARIS IV – RUE DES ARCHIVES
– DUPLEX 76.01 M² / 100.74 M²
FLOOR AREA – 6TH AND TOP
FLOOR –...

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

Ref : A46654SAC75

ENERGIE-DPE



NOTICE

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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

Réf :A46654SAC75
FILE COMPLETE
AND PHOTOS
ON REQUEST

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