

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

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PROPERTY FACT FILE

REFERENCE	A46654SAC75
PRICE	€ 1,055,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 000 000 EUR hors honoraires)
BEDROOM	2
BATHROOM	1
ACCOMMODATION	76 m²
LAND	0 m²
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

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- 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

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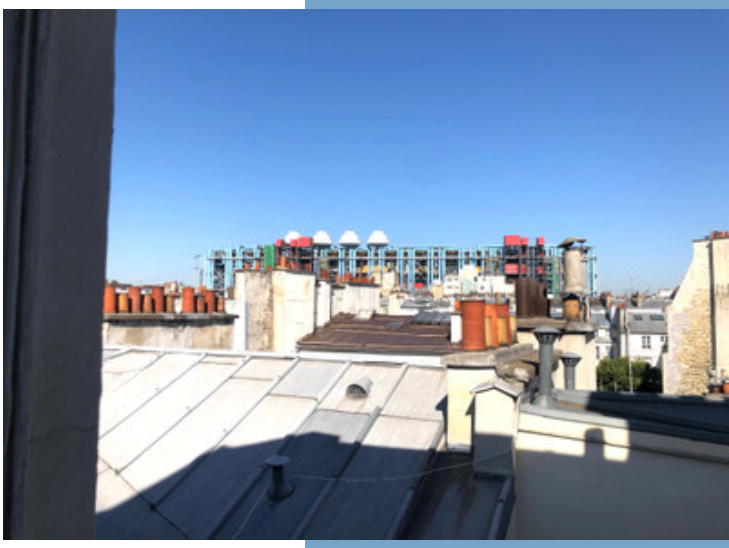
In the heart of the Marais, on the highly sought-after Rue des Archives, a duplex situated on the 6th and top floor, with a lift, overlooking the courtyard.
Bathed in light and offering complete tranquillity, it boasts breathtaking views of the capital's most beautiful landmarks: Beaubourg, the Tour



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 ...



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COMPLETE FILE AND PHOTO ON REQUEST

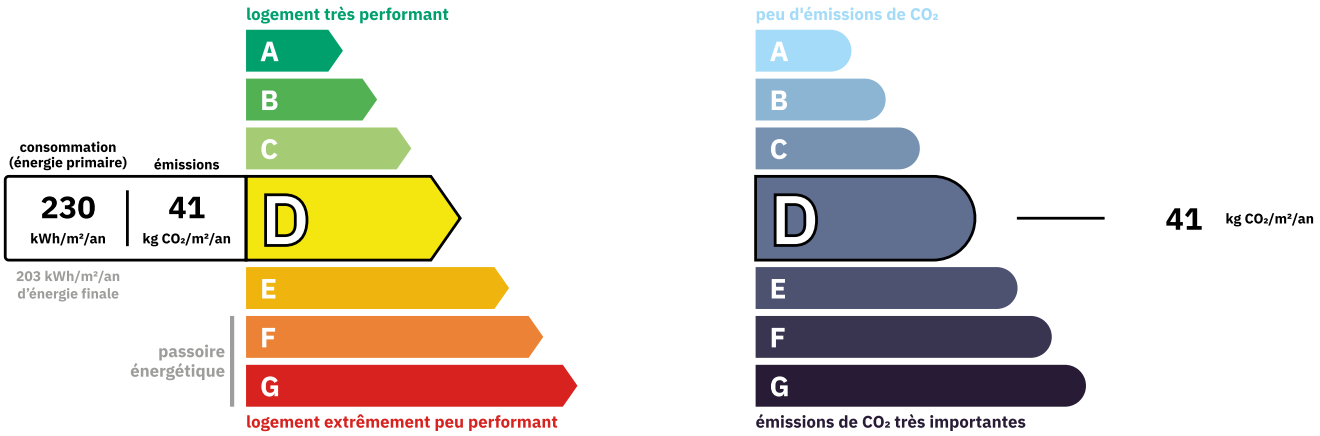
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 1710 € and 2380€ for 2022

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.

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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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