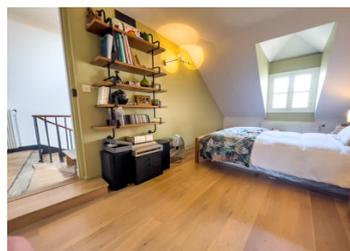


Marais district, superbly renovated 5th & top floor south facing loft apartment + terrace in a 1650 building.

EXCLUSIVE



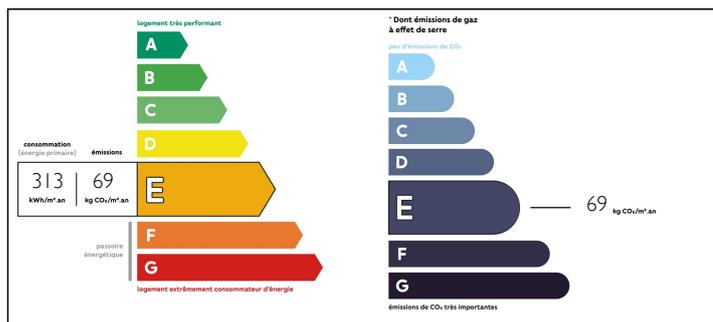
INFORMATION

| | |
|----------------|-------------------------|
| Town: | Paris 4e Arrondissement |
| Department: | Paris |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 77.38 m2 |
| Outside Space: | 3 m2 |

IN BRIEF

PARIS 75004 - Marais - 2 bedroom - 84m2 + Terrace - 360 & floor plan available - Between the Place des Vosges and the Seine river, a superb south facing loft-style apartment bathed in light with terrace, on the last floor of a small and superbly maintained historic building dating back from 1650 with no lift, This exceptional property, with its cathedral ceiling, has been completely remodelled and tastefully renovated in 2019. It comprises an entrance/cloakroom on the 4th floor and its original staircase leading to the 5th floor with a large reception room, a beautiful fully-equipped open-plan kitchen, 2 bedrooms on the courtyard side and a well designed shower room with toilet. No expense has been spared and maximum use has been made of the space at the heart of this human size building, ideally located on rue St-Antoine, a bustling district with lively streets offering an...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Room details :

Entrance hall 8,33m² ;
Living / kitchen 44,80m² ;
Bedroom 1 13,62m² ;
Bedroom 2 8,72m² ;
Mezzanine 3,57m² ;
Terrace 3,10 m² ;
Shower rooms 4,57m².

Area details :

- Apartment No 10 --> Weighted area 77,38m² = 15,508 euros/m²
- Total living space --> 83,71m² living area ; 67,95m² Carrez law ; 3,10m² Terrace
- Freehold --> 126 / 1000e
- Furnished rental potential --> 2,570 €/month (Ref. Drihl)

LOCAL TAXES

Taxe foncière: **1042 EUR**

NOTES

Miscellaneous : No expense has been spared for this property which was completely remodelled and renovated in 2019 to optimise space, great and well used volumes, a mezzanine as an office space, free access to the flat roof, sunny aspect, 3 Velux windows to maximise light, numerous custom-made cupboards and storage space, central gas heating, air-conditioning possible, only flat on this top floor, secure building (Vigic + digicode + armoured door), high-speed fibre optics, communal areas renovated in 2023, last facade rénovation in 2015, new communal gas boiler in 2016, charges €150/month including cold water and heating system, property tax €950/year, ideal pied-à-terre, first purchase, investment.

Miscellaneous: No expense has been spared for the renovation of this property which was completely remodelled and renovated in 2019 to optimise space, with a large volume that is very well used, a mezzanine as an office space, free access to the roof, sunny, through-view windows, 3 Velux windows to maximise light, a large number of made-to-measure cupboards and storage space, gas central...