LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A28353CCH75 Price: 4 380 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (4 211 538 EUR without fees)

Exceptional: Place des Vosges, Pavillon de la Reine, Duplex, 6 rooms, 237m2, terrace, panoramic views.















INFORMATION

Town:	Paris 3e Arrondissement
Department:	Paris
Bed:	4
Bath:	3
Floor:	237 m2
Outside Space:	5 m2

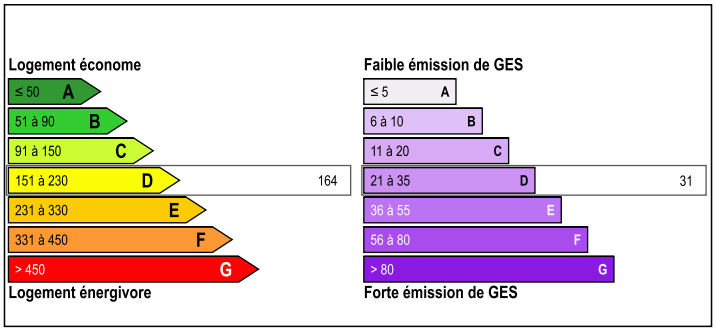
IN BRIEF

On the Prestigious and Highly coveted Place des Vosges, Leggett Immobilier Prestige presents this rare property, located just a few steps from the Pavillon de la Reine, a remarkable 17th century building.

Accessed by a grand staircase, this characterful duplex apartment is located on the 3rd and 4th floors, offering panoramic views of the gardens and the Paris sky.

With a total surface of 237m2, Loi Carrez 193m2, this duplex is composed of a large entrance/reception, a living room with stone fireplace and cathedral ceiling, a dining room, a fully equipped kitchen, 3 bedrooms, 2 bathrooms and a shower room, 2 independent toilets, 2 dressing rooms, an office or extra bedroom, and a private terrace on the roofs. The splendid views of this property dominate the Place Royale.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**2069 EUR**

NOTES

DESCRIPTION

Surfaces and miscellaneous:
PARIS 75003-Place des Vosges/Quartier Les Archives-
A rare and exceptional property, a prestigious address, in the heart of the Royal Paris from 17th century.
The Place des Vosges, classified as historical monument, is one of the architectural gems of the capital and also emblem of the Marais district, between the 3rd and 4th arrondissements.
Designed according to a square plan, the square is surrounded by thirty-six pavilions housing high arcades, mixing limestone and red bricks, bluish slates and sloping roofs, windows with latticework and chainages. In the center, a gated garden of more than one hectare is an ideal place for a walk.
Symmetrical to the King's Pavilion, the Queen's Pavilion was built between 1605 and 1608, on a plot of 700m2.
Its first floor includes three arches, the central one being larger than the lateral ones, and these three arches allow to connect the Place des Vosges to the Rue de Béarn.
The Pavillon de la Reine is home to a renowned 5-star Palace hotel and a number of high-class private apartments.

An impressive grand staircase leads to the 3rd floor where the apartment is located.
This property of character in Duplex, on the 3rd and 4th last floor, with a total floor area of 237m2 (193 m2 Carrez Law, consists of 6 rooms including:

Large entrance (12,8m2) entirely covered with Burgundy stone.
Reception room (38,32m2) with fireplace, exposed beams, cathedral high ceilings and two South facing "Oeil de bœuf" windows overlooking the Place des Vosges and its gardens.
Large dining room (31.37m2) with views of the magnificent Place Royale
Kitchen (15.37m2)...