LEGGETT
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Ref: A43541CCH75 Price: 895 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (852 380 EUR without fees)

Village Saint Paul, Le Marais 4th. Character One bedroom apartment, 65 sqm Carrez,Quiet location, 2nd floor.















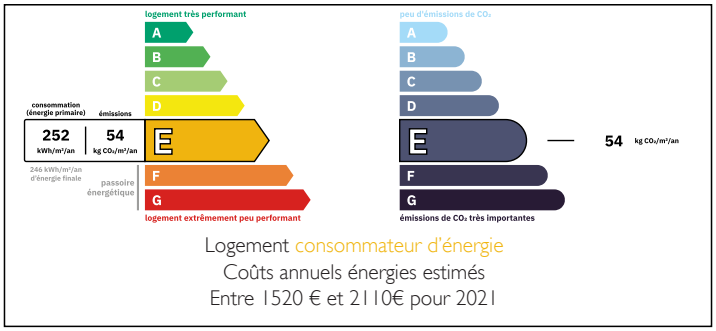
INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	2
Floor:	65 m2
Plot Size:	0 m2

IN BRIEF

Paris 4 - Village Saint Paul & Marais: A haven of peace and tranquility.
Located on Rue Charles V, in a four-story building with a courtyard built in 1700, this character One bedroom apartment is situated on the Second Floor, accessible via the common stairwell.
With a total surface area of 65.01 m² (Carrez law), the apartment is laid out as follows: a large living area with a living room, dining room, and office space; a quiet bedroom overlooking the courtyard; an en-suite bathroom with a bathtub/shower and toilet; a fitted and equipped kitchen; and, adjacent to the living room, a second bathroom with a shower and guest toilet.
Spacious rooms, exposed beams, terracotta tiles, stone fireplace, hard wood floors, large windows.
Two combined cellars complete this property.
Exposure: North and South.
-Lots included in the sale:...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1520 € et 2110€ pour 2021

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.

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LOCAL TAXES

Taxe habitation:	**1576 EUR**

NOTES

DESCRIPTION

75004—Arsenal District: Saint Paul Village and Marais.
Rue Charles V is a peaceful residential street.

Located on the 2nd floor of a 4-story building with a courtyard, built in 1700 and comprising 26 units, this character property is accessible via the common stairwell.
With a total surface area of 65.01 m² (Carrez law), the sale of this apartment includes the following units: lot No. 61, lot No. 62, lot No. 63, and lot No. 64.
The property is laid out as follows: A large living area with a living room, dining room, and office space (37.50 m²), a quiet south-facing bedroom overlooking the courtyard (12.45 m²), a first bathroom adjoining the bedroom with a bathtub/shower and toilet (3.96 m²), a fitted and equipped kitchen (6.52 m²), a hallway (1.65 m²), and a second bathroom with a shower and guest toilet (2.88 m²).
In addition, two combined cave units: Lot No. 86 and Lot No. 87.

Additional information:
- Small condominium: 26 apartments.
- Access to the building is secured by a digital code.
- The common areas are well maintained.
- Individual gas heating.
- Ceiling height: 2.60 meters.
- Annual charges fees: 2,730 euros (228 euros/month).
- 2024 property taxes: 1,576 euros.

- Property Exposure: North and South.
- Living area, north-facing: Living room, dining room, and office space, with three double-pane windows. Facing Rue Charles V, a primarily residential street.
-North-facing kitchen: Double window. Overlooking Rue Charles V.
-South-facing bedroom: Two double windows. Overlooking the building's landscaped courtyard—quiet and filled with light. Built-in...