LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43792MAG75 Price: 680 000 EUR

agency fees to be paid by the seller

75003 MARAIS, charming two-bedroom (T3) duplex with a view over the rooftops, 40m on the 4th floor of a 1785

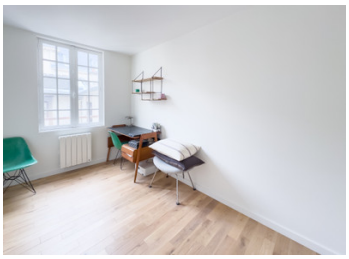














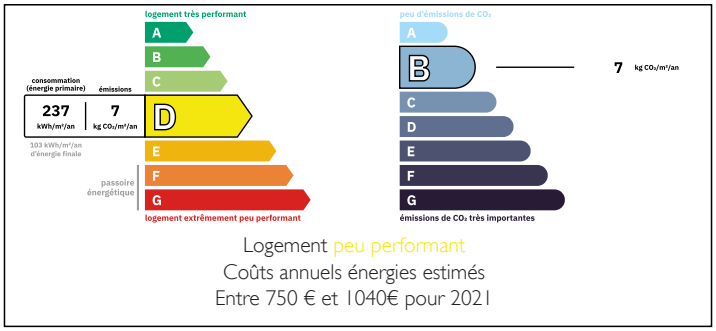
INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	38 m2
Plot Size:	0 m2

IN BRIEF

PARIS 4rd arrondissement – Rambuteau OR Saint Paul metro stations – 1-bedroom flat (T2) – 37.68 m² – Energy efficiency rating: Class D – View 360° tours and floor plan – Right in the heart of the Marais and a stone's throw from the Church of Notre-Dame-des-Blancs-Manteaux. Set within a superbly maintained building dating from 1850. A bright and quiet duplex with unobstructed views over the rooftops. The property comprises a 17.31 m² living room and a fully fitted open-plan kitchen opening onto the courtyard. An 8.44 m² study and a bathroom complete this floor. A staircase leads to the 8.92 m² bedroom with two windows overlooking the courtyard. A 2.17 m² laundry room on the upper floor completes the property. A stone's throw from the Pompidou Centre and the highly sought-after Rue des Francs-Bourgeois, the Marais district...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 750 € et 1040€ 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 foncière:	**560 EUR**

NOTES

DESCRIPTION

Features: Refurbished in 2023. Fully renovated flat, ready to move into following a fresh coat of paint, with a recent, modern kitchen and a north-east facing aspect. Sunny, with plenty of windows offering unobstructed views and plenty of charm. 2.5 m ceiling height. Bespoke, fully fitted kitchen. 4th and 5th floors of a 5-storey building, three flats on each floor. Secure building (Vigic + digital code and reinforced door), high-speed fibre optic broadband, bicycle storage. Individual electric heating. Recent refurbishment work carried out on the courtyard and communal areas; no co-ownership works voted on or planned. Service charges €135/month including maintenance of communal areas + water. Council tax €560/year; ideal as a first home, pied-à-terre or investment; suitable for professionals with no noise disturbance.

Located in the heart of the Saint-Gervais business district, this five-storey building (including ground floor) was constructed in 1830. It comprises two blocks without lifts and contains 57 flats. It stands on a 614 m² plot, 387 m from Rambuteau metro station (Line 11) and 477 m from Saint-Paul station (Line 1). The François Couperin secondary school is 416 m away. A Velib' station is just a stone's throw away.

4th Arrondissement – Known as the Marais (Soho) and attracting artists, designers, trendy shopkeepers and students, it is a lively and bustling neighborhood, with lots of trendy bars and restaurants as well as Rue des Rosiers, a centerpiece of Jewish lifestyle. The arrondissement contains the Renaissance style City Hall...