LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45397MTC75 Price: 1 240 000 EUR

agency fees included: 3 % TTC to be paid by the buyer (1 200 000 EUR without fees)

Paris, classic Parisian chic, 3/4 bed apartment, 4th floor of gorgeous building near Bastille and Marais















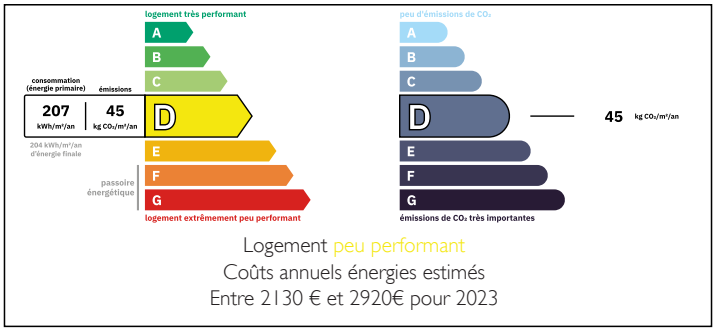
INFORMATION

Town:	Paris
Department:	Paris
Bed:	3
Bath:	1
Floor:	115 m2
Plot Size:	0 m2

IN BRIEF

This 115 m² apartment sits on the 4th floor (elevator) in a beautiful, recently renovated dressed-stone building. All the hallmarks of Haussmann period architecture are present, rich mouldings, intricate panel work, original parquet floor and marble fireplaces enhanced by 3-metre ceilings and 10 m² of windows that flood the living rooms with light. The entrance leads to the two reception rooms (40m²), three good-sized bedrooms overlooking a quiet courtyard, with the option to create a fourth bedroom or office. The apartment includes a large bathroom to redecorate or reconfigure into two shower rooms, separate WC, and a kitchen requiring an update or even opening up to the living areas as some other owners in the building have done. This formerly rented apartment oozes class and character in the heart of a neighbourhood perfectly served by metro, RER and...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2130 € et 2920€ pour 2023

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:	**2458 EUR**

NOTES

DESCRIPTION

This six-storey building boasts a prime location close to Gare de Lyon transport links but sheltered from its bustle. The Marais, the Coulée Verte (Paris' green walkway), the Botannical Gardens (Jardin des Plantes) and Opéra Bastille are all within easy reach, as is the Aligre foodmarket (one of Paris' best, open 6 days a week), local restaurants on the newly pedestrianised rue Traversière and the shops of rue du Faubourg Saint-Antoine—all easily accessible on foot.

The building is secured by two entry codes and an intercom and benefits from a bicycle/stroller storage room. The co-ownership of 12 apartments is made up mainly of owner-occupiers and is very well managed: courtyard façade renovated in 2025, street façade in 2021, and lift refurbishment already approved and paid for in 2026.

Monthly charges: €230

Apartment 115 m² = €11,191/m² - Floorplan details: Entrance 8.36 m²; Living room 19.02 m²; Sitting room 20.51 m²; Bedroom 1 16.59 m²; Bedroom 2 12.4 m²; Bedroom 3 11.03 m²; Kitchen 8.33 m²; Corridor 12.54 m²; Bathroom 5.05 m²; WC 1.16 m²

Current heating: individual standard gas heating

Total co-ownership shares: 720 / 10,000 of the general common areas

Investor information: Projected furnished rental potential = €31.70/m²/month = €3,645 = 3.4% gross yield (DRIHL reference: increased reference rent = €31.70/m²)

Property tax: €2,458 (2025)

Transport: Gare de Lyon (Metro: lines 1 and 14; RER: A and D; line 3) 100 m away
International schools: École Massillon (private under contract, with bilingual English and German sections