LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46654SAC75 Price: 1 055 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (1 000 000 EUR without fees)

PARIS IV – Rue des Archives – Duplex 76.01 m / 100.74 m floor area – 6th and TOP floor – Lift – UNOBSTRUCTED

EXCLUSIVE

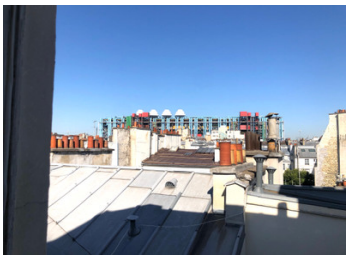






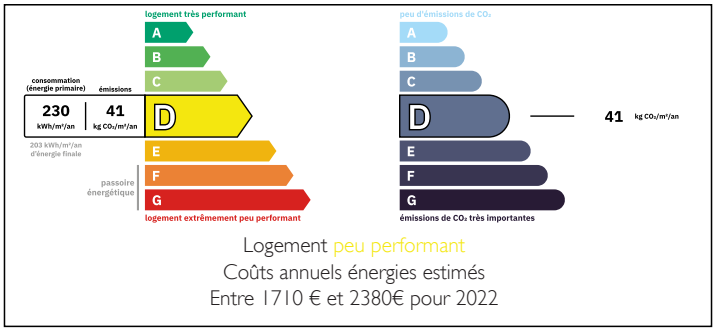








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1710 € et 2380€ pour 2022

INFORMATION

Town:	Paris
Department:	Paris
Bed:	2
Bath:	1
Floor:	76 m2
Plot Size:	0 m2

IN BRIEF

In the heart of the Marais, on the highly sought-after Rue des Archives, a duplex situated on the 6th and top floor, with a lift, overlooking the courtyard.

Bathed in light and offering complete tranquillity, it boasts breathtaking views of the capital's most beautiful landmarks: Beaubourg, the Tour Saint-Jacques and the Tour Montparnasse.

The total floor area is 100.74 m² and 76.01 m² (Carrez), with dual aspect, the main one facing north-east.

This flat is an open-plan loft combining an industrial style with artistic décor.

It comprises an entrance hall, a bright, air-conditioned living-dining room with solid light-coloured wooden flooring, enhanced by a contemporary fireplace, two bedrooms, each with its own air conditioning, a separate kitchen, a bathroom with an en-suite toilet, a mezzanine and a utility room.

In addition to the main property, there is a dry cellar

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:	**2500 EUR**

NOTES

DESCRIPTION

Paris IV – Saint-Merri district / Rue des Archives.
Rue des Archives is situated in the heart of the Marais, straddling the 3rd and 4th arrondissements of Paris. It is an iconic thoroughfare stretching from Rue de Rivoli to Rue de Bretagne.

Set within a six-storey building of cut stone constructed in 1889, comprising a block of 26 flats, this duplex is situated on the 6th and top floor, staircase A, right-hand door, accessible by lift.
The sale of this flat comprises the following lots: Plots Nos. 15, 125, 126, 127, 128, 132, 133, 139 and Plot No. 29 for the cellar.

In addition, here is a summary table of the floor areas of each room (Carrez law):
- Entrance hall: 3.6 m²
- Landing: 1.75 m²
- Bathroom – WC: 6.9 m²
- Living room: 39.5 m²
- Bedroom 1: 6.64 m²
- Hallway 2: 1.95 m²
- Kitchen: 9.15 m²
- Landing: 1.02 m²
- Bedroom 2: 5.5 m²

Further information:
- Annual service charges: 1,279 euros
- Council tax: 2,500 euros
- Individual gas heating
- Three water-cooled air-conditioning units, with maintenance costs of around 500 euros per year
- Secure access to the building via a digital code and an intercom
- Very well-maintained and spotlessly clean block of flats
- No legal proceedings currently in progress
- Four Velux windows, including one in the living room, two on the mezzanine level and one in a bedroom, with a smart home system allowing you to control the windows via your smartphone or remote control
- A partially glazed lift with a capacity...