LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48298DPE75 Price: 1 530 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (1 457 142 EUR without fees)

PARIS 75003 Marais, superb views, 5th & top-floor, 2/3 bed, 97 m in need of refurbishment, 1849 building







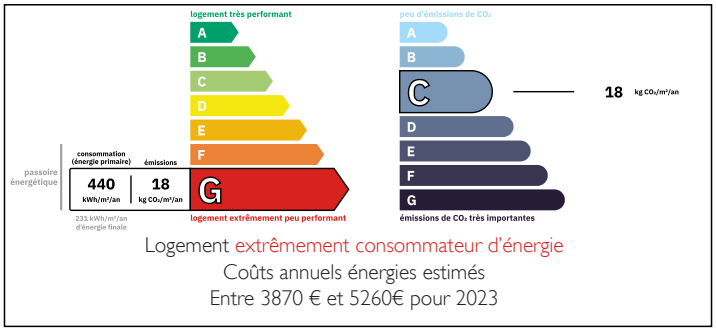








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3870 € et 5260€ pour 2023

INFORMATION

Town:	Paris 3e Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	97 m2
Plot Size:	0 m2

IN BRIEF

Top floor overlooking the National Archives gardens: a rare opportunity in the heart of the Marais.

Perched on the 5th floor, this 97 m2 property boasts 6 windows overlooking this National monument, offering a privileged, unobstructed view between the mature gardens and the rooftops of Paris.

On the market for the first time in 60 years, this property, which requires complete refurbishment, invites you to create a bespoke interior in an exceptional setting. With its dual aspect, eight windows (north/south) and four exterior walls, it offers a wealth of possibilities for reimagining the layout and maximising natural light. All these features contribute to an exceptional living environment, and the G classification allows for the inclusion of energy-efficient refurbishment to achieve high energy

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: **1533 EUR**

NOTES

DESCRIPTION

In the heart of the historic Marais district, this building, which forms part of the neighbourhood's history, enjoys a remarkable setting where heritage and preserved architecture come together. This courtyard-facing townhouse, dating from the mid-19th century and featuring a lift serving floors up to the third, is set amongst other townhouses, including the Hôtel de Soubise, museums such as the Carnavalet, and gardens perfect for strolls and exploring. Galleries, boutiques, cafés and restaurants bring this uniquely charming neighbourhood to life. The unobstructed view of the 8,000 m² gardens of the National Archives is a particularly distinctive feature of this fproperty. Open to the public free of charge, these gardens offer a welcome respite in the heart of the Marais.

The generally high prices reflect the property's rare heritage status and the neighbourhood's unique character. Within this market, this property stands out due to its top-floor location and incredible views over the National Archives' gardens: rare qualities that cannot be created by renovation work alone. Its complete refurbishment offers the opportunity to design a bespoke interior and improve its energy efficiency. The appeal of this purchase lies in the combination of an iconic address, a privileged view and the potential for transformation.

Floor areas of the lots included in the price:
- Flat (lots nos. 28, 29, 30, 40) --> Weighted average 97.08 m2 = 15,760 euros/m2
- Total living area --> 97.41 m2 living area; 96.76 m2 Carrez area
Details: Hall 3.99 m2 ; Bedroom 1 – 7.40 m2...