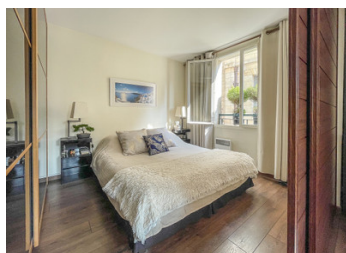
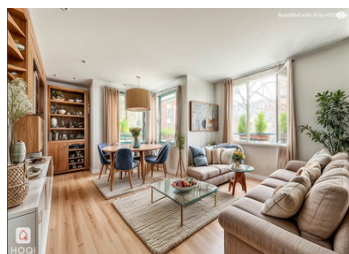


LE MARAIS : Stylish One-Bed Flat with Picturesque Views in Le Marais | Lift | Modern building | Move in ready



INFORMATION

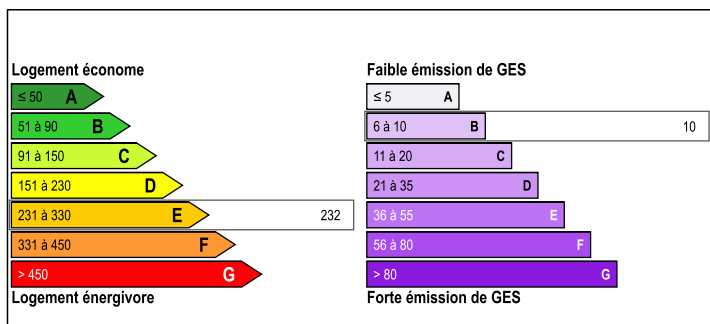
Town:	Paris 3e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	50 m2
Plot Size:	0 m2



IN BRIEF

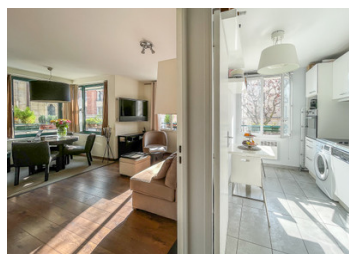
Charming one-bedroom apartment on Rue Francs Bourgeois in the heart of Le Marais. Spanning 49sqm (528 sq ft), it offers a functional layout with an entrance leading to a fully equipped kitchen, WC, bathroom, and a sunny living room with picturesque views. The bedroom, accessible from the living room, is cleverly separated with sliding doors to optimize space, reminiscent of a luxury hotel suite. Additionally, a rotating TV wall fixture allows you to enjoy your favourite shows from the comfort of the sofa, dining table, or bedroom. Move-in ready, it features a well-sized elevator, ample storage, and no renovation required. For added security, the apartment features a gated entrance with a digicode, followed by an interphone, and an armored front door, ensuring peace of mind for residents. Don't miss the opportunity to make this delightful apartment your...

ENERGY - DPE



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.



DESCRIPTION

Entrance: 6.07 sqm (65.27 sq ft)
Main room: 19.10 sqm (205.56 sq ft)
Kitchen: 6.57 sqm (70.77 sq ft)
Bedroom: 9.96 sqm (107.20 sq ft)
Bathroom: 5.46 sqm (58.78 sq ft)
WC: 1.35 sqm (14.53 sq ft)

Experience elegance from the moment you step into this exquisite apartment. The entrance, complete with a wardrobe and utility space, seamlessly flows into the kitchen, WC, bathroom, and inviting living room. Bathed in natural light, the south-facing living room and kitchen boast picturesque views of lush greenery through charming, unobstructed windows.

The bedroom, accessible from the living room, is cleverly separated by sliding doors, evoking the ambiance of a luxurious hotel suite. This versatile apartment offers modularity for personalized preferences, yet is move-in ready, providing all the comforts for a Parisian pied-à-terre.

Enjoy the convenience of a well-sized elevator, functional floor plan, ample storage space, and no need for renovations. The kitchen comes fully equipped, while the bedroom features a spacious closet. Indulge in your favorite shows from the rotating TV wall fixture, available in the living room, dining area, or bedroom.

The bathroom, tiled by a skilled artisan, boasts a comfortable size and includes a bathtub with a showerhead. Security is paramount with a gated entrance requiring a digicode, followed by an interphone and armored front door.

Experience the anticipation of refreshed communal areas, courtesy of the current building owners. Located near the renowned Saint-Paul (Line 1) and Pont Marie (Line 7) metros, this apartment places you in the heart of Paris, within walking distance of...

LOCAL TAXES

Taxe foncière: 1153 EUR
Taxe habitation: EUR

NOTES