

75003 A stone's throw from Place des Vosges, characterful Duplex apartment , 112m , 2 bedrooms/2 bathrooms.

EXCLUSIVE



INFORMATION

Town:	Paris
Department:	Paris
Bed:	2
Bath:	2
Floor:	112 m2
Plot Size:	0 m2



IN BRIEF

A stone's throw from the remarkable Place des Vosges, in a historic 16th-Century building with four floors, this characterful Duplex apartment is located on the Ground floor.

With a total floor area of 117 square meters, (111.93m² under the Carrez Law), the property is laid out as follows.

On the Ground floor: an entrance hall, a Living room, a bedroom, a bathroom with bathtub/shower and toilet, an office area, and a fully equipped kitchen.

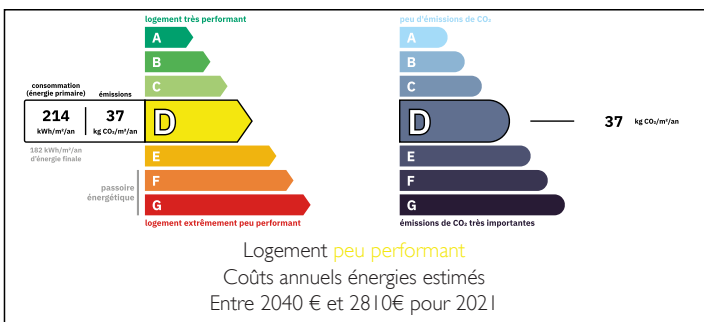
On the mezzanine: a landing, a second bedroom, a shower room, a separate toilet, a dressing room, and a second office.

In the basement: an additional dressing room.

With 4-meter-high ceilings in the living room, this property also offers spacious volumes, oak parquet flooring, wood paneling, a fireplace, double-glazed windows, and plenty of storage space.

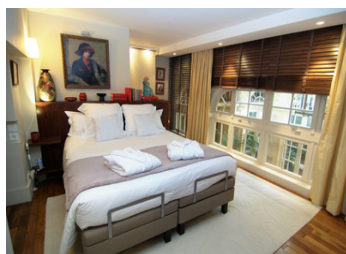
Exposure: North/East.

ENERGY - DPE



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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

Details, surface areas, and miscellaneous information:
Les Archives Neighborhood, 75003 Paris.

This characterful Duplex apartment is located on the Ground floor of a historic 16th-century building, constructed in 1597, with four floors.

It comprises Three main rooms and ancillary rooms. With a total floor area of 117m² (111.93m² Loi Carrez), this property is presented as follows. On the Ground floor: a large entrance hall (7.09m²), a spacious living room (38.9m²), a bedroom (9.96m²), a bathroom with bathtub/shower and toilet (5.68m²), a first closet (0.4m²), second closet (0.32 m²), third closet (0.9 m²), fourth closet (0 m²), fifth closet (0.22 m²), an office (5.12 m²) and a fitted kitchen (9.54 m²).

On the mezzanine: a landing (2.38 m²), a second bedroom (11.73 m²), a bathroom with shower (3 m²), a separate toilet (1.19 m²), a sixth closet (1.41 m²), a seventh closet (0.56 m²), and a second office (3.9 m²).

In the basement: a landing (0.56 m²), a dressing room (4.2 m²).

The sale of this property concerns the following lots: Lot 14, Lot 15, Lot 10, and Lot 39.

Exposure: North/East

Cadastral section: 000 AN 0092 Area: 378m². Paris 3rd arrondissement.

LOCAL TAXES

Taxe foncière: 1579 EUR

Taxe habitation: EUR

NOTES

Additional information:

Historic building from 1597.

Access to the building is secured by a Vigic magnetic key.

The common areas are well maintained.

Small co-ownership: 11 lots.

Collective gas heating for the building.

Monthly charges: 653 Euros.

Property taxes: 1.579 Euros.

Ceiling height in the living room: 4 meters high (13 feet).

Spacious...