

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

EXCLUSIVE



## INFORMATION

Town:	Paris 3e Arrondissement
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, (111.93m<sup>2</sup> under the Carrez Law), the property is laid out as follows.

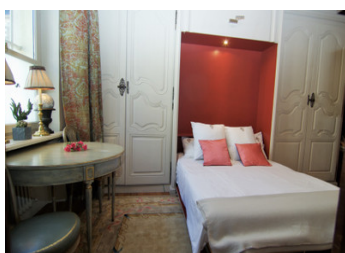
On the Ground floor: an entrance hall, a Living room, a bedroom, a bathroom with bathtub/shower and toilet, an office area, and a fully equipped kitchen.

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

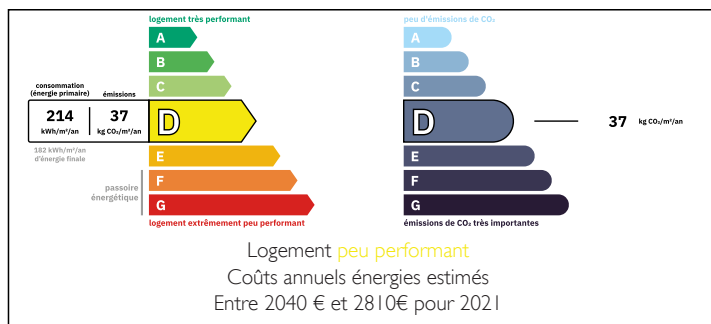
In the basement: an additional dressing room.

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



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.



## LOCAL TAXES

**Taxe foncière:** 1579 EUR

**Taxe habitation:** EUR

## NOTES

## 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 117m<sup>2</sup> (111.93m<sup>2</sup> Loi Carrez), this property is presented as follows. On the Ground floor: a large entrance hall (7.09m<sup>2</sup>), a spacious living room (38.9m<sup>2</sup>), a bedroom (9.96m<sup>2</sup>), a bathroom with bathtub/shower and toilet (5.68m<sup>2</sup>), a first closet (0.4m<sup>2</sup>), second closet (0.32 m<sup>2</sup>), third closet (0.9 m<sup>2</sup>), fourth closet (0 m<sup>2</sup>), fifth closet (0.22 m<sup>2</sup>), an office (5.12 m<sup>2</sup>) and a fitted kitchen (9.54 m<sup>2</sup>).

On the mezzanine: a landing (2.38 m<sup>2</sup>), a second bedroom (11.73 m<sup>2</sup>), a bathroom with shower (3 m<sup>2</sup>), a separate toilet (1.19 m<sup>2</sup>), a sixth closet (1.41 m<sup>2</sup>), a seventh closet (0.56 m<sup>2</sup>), and a second office (3.9 m<sup>2</sup>).

In the basement: a landing (0.56 m<sup>2</sup>), a dressing room (4.2 m<sup>2</sup>).

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: 378m<sup>2</sup>. Paris 3rd arrondissement.

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...