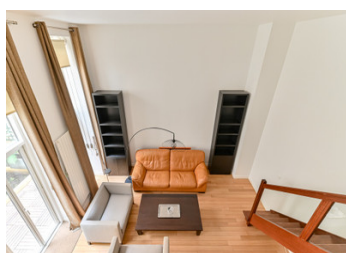


75003, Haut Marais, lovely 2P (T2) apartment for 64 m2 + private 27m2 garden on the ground floor of a beautiful



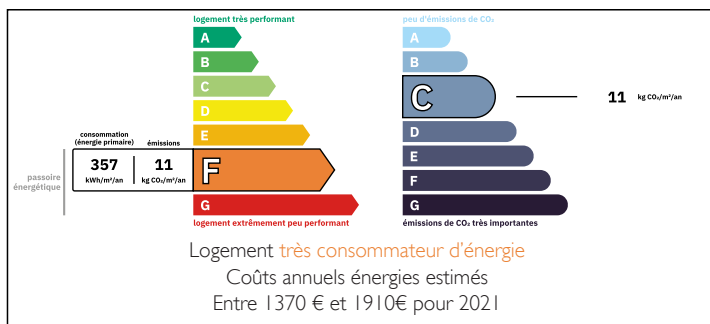
INFORMATION

Town:	Paris 3e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	66 m2
Outside Space:	27 m2

IN BRIEF

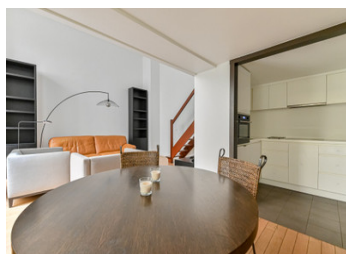
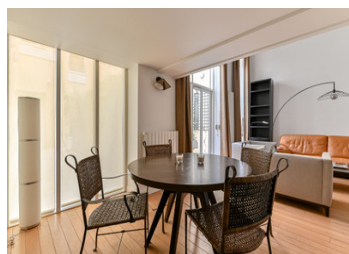
ARIS 3e - Métro Temple ou Arts et Métiers - 2 Rooms (T2) - 64 m2 + terrace 27 m2 - Energy label class F - See 360 visits and map - Close to rue de Bretagne and square du Temple. The property is located on the first floor of a beautiful, superbly maintained building dating from 1894. The American loft-style property comprises an entrance hall with a dining area and a semi-open, fully-equipped open-plan kitchen. The living room, with 4m high ceilings, gives access to the private terrace. Overlooking the living room is the mezzanine bedroom with its own dressing room and shower room, and a separate toilet. Thanks to its location, this property is a haven of peace. The property is located in the heart of the Marais district, just a stone's throw from the Marché...

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 habitation: EUR

NOTES

DESCRIPTION

Surfaces for lots included in price: - Total living space --> 66.39 m² Habitable ; 63.06 m² Carrez - Weighting --> 64.72 m² = 18,943 euros/m² Room details: Entrance 2.24 m² ; Living/dining room: 27.96 m² ; Kitchen 5.37 m² ; Bedroom 15.67 m² ; Terrace 27 m² ; WC: 5.8 m² ; Shower rooms 3.06 m² ; Dressing room: 2.96 m². - Lots total tantièmes --> 33 / 1002e

Investor info :

- Furnished rental potential €40 / m² / month --> €2,560 (ref DRIHL or SeLoger) --> 2.43% projected yield

Features: Completely remodeled apartment, ready to move in after tasteful paintwork refreshment, new, modern kitchen, S/E orientation, large bay windows in the living room with 4-meter high ceilings. The living room opens onto a 27 m² terrace overlooking the building's private courtyard (exclusive right of use), with numerous custom-made cupboards and storage space in the kitchen and a XXm² dressing room. On the ground floor of the 5-storey building. Secure building (Vigic + Interphone/digicode and armored door), elevator up to standard, high-speed fiber optics. Individual electric heating, no condominium works voted or planned, charges €150/month including 24/7 janitor or maintenance of common areas + water, property tax €XXX/year, ideal first purchase/ pied-à-terre or investment, may be suitable for liberal professions without noise nuisance.

In the heart of the Enfants Rouges administrative district, this 5-storey, ground-floor building was built in 1894 and houses a building with elevator. It stands on a 1308 m² plot 347 m...