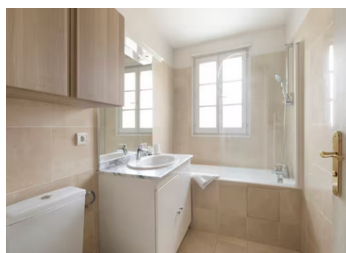
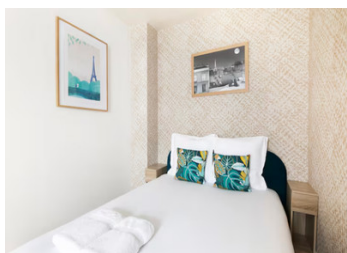
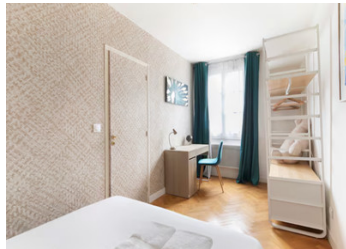
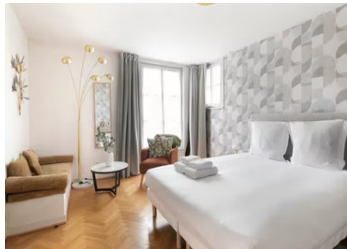
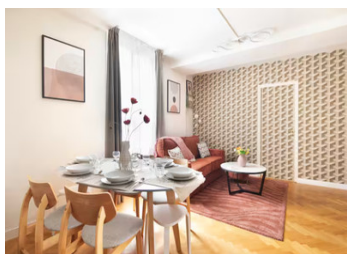


PARIS III - Charming 69.5m duplex with rare calm in historic mansion | 4th & 5th floor | Lift



INFORMATION

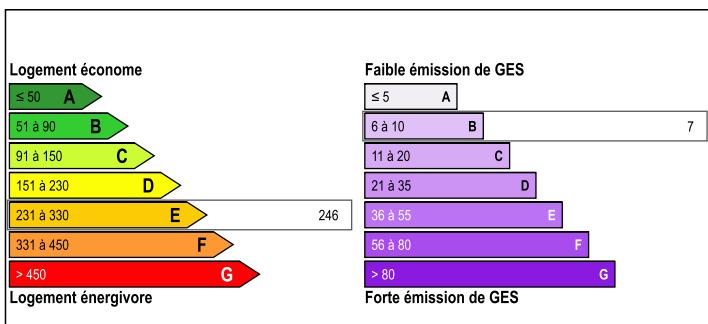
Town:	Paris 3e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	0 m2



IN BRIEF

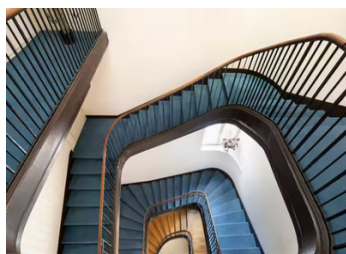
In a fully renovated historic mansion, this beautifully appointed 69.5m² Carrez law (71.3m² total) duplex offers peaceful living on the top floor with elevator access. The thoughtful layout features a bright living room, separate kitchen (easily convertible to open-plan), bedroom, and independent WC on the main level. The upper floor hosts a spacious master suite with en-suite bathroom. A cellar completes this rare-to-market property, perfectly located between Montmorency and Temple. Monthly charges: €218
Property tax: €919/year
Agency fees: Payable by seller

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

Living room: 26m²

Master bedroom: 19m²

Second bedroom: 11m²

South-east exposure

Double glazing

Individual electric heating

Security: Digicode, intercom, reinforced door

EPC: Class D

Climate: Class B

Ideally situated in the heart of the Marais, the property benefits from excellent proximity to daily amenities:

Metro: 300m

Shops: 200m

Cinema: 400m

Historic Marais attractions within walking distance

Vibrant neighborhood with numerous restaurants and boutiques

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 919 EUR

Taxe habitation: EUR

NOTES