

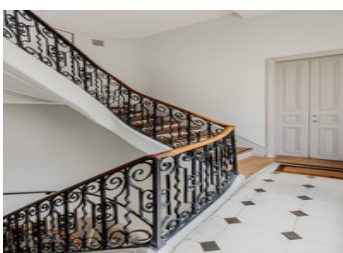
Paris 1st district, nice 143 sqm apartment with 3 bedrooms and double living room, large kitchen 2 bathroom



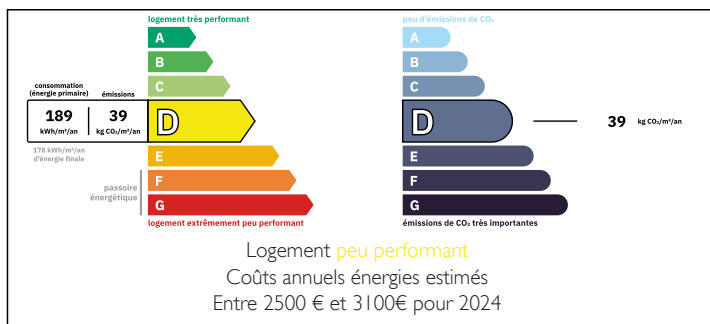
DÉTAIL DES SUPERFICIES :

Etage	Lot	Label	Superficie privative + Lot	Autres superficies	Superficie HSP < 1.80M
03	23	Entree	14.24	-	-
03	23	Département	5.61	-	-
03	23	Cuisine	13.37	-	-
03	23	Salon	37.81	0.76	-
03	23	Chambre 1	19.40	0.80	-
03	23	Chambre 2	11.00	0.45	-
03	23	Département 2	9.54	0.37	-
03	23	Département 3	1.60	-	-
03	23	Salon d'été	1.25	-	-
03	23/39	Escalier vers 4 ^{ème}	-	2.00	-
04	39	Chambre 3	19.54	0.33	-
04	39	Salon d'été	1.57	-	-
04	39	WC	1.86	-	-
04	39	Cave	-	-	-
TOTAL			143.88 m²	5.31 m²	0.00 m²

Surface totale au sol (Cave et Hors Cave) : 148.88 m²



ENERGY - DPE



INFORMATION

Town:	Paris 1 ^{er} Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	148 m2
Plot Size:	0 m2

IN BRIEF

Paris 1st arrondissement, prestigious, secure area, a charming top floor of 148 M2 of living space in a Haussmannian building with very pretty common areas including a wide white marble staircase. This apartment arranged in a star around a beautiful entrance gallery, has 3 bedrooms, an office, a large kitchen, two bathrooms and a double reception room whose moldings will charm you. Located in the central district of Paris whose architecture is a delight, close to the Louvre Museum and the Comédie Française, a stone's throw from the gardens of the Palais Royal, the Place des Victoires, you will find many starts rue des petits. Public transports 3 subway lines at 5 minutes , 3 RER at 15 minutes.

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

Exceptional Haussmannian Duplex in the Heart of Paris' 1st Arrondissement

A 143 sq.m luxury gem in the historic center of Paris. Nestled in one of the capital's most prestigious neighborhoods, this splendid 143 sq.m duplex located in Paris' 1st arrondissement perfectly embodies the elegance and charm of Haussmannian style. Harmoniously spread across the 3rd and 4th floors of a character building, this exceptional apartment offers a refined living environment combining historical prestige with contemporary conveniences.

A majestic living space

From the entrance, you'll be struck by the grandeur of the place. The apartment opens onto a vast 38 sq.m living and dining area bathed in natural light thanks to its tall windows. The generous volumes and high ceilings characteristic of Haussmannian constructions give this space an incomparable sense of amplitude.

The living room, the centerpiece of this exceptional property, is enhanced by elegant ceiling moldings and a marble fireplace that adds a touch of nobility. The perfectly preserved herringbone parquet flooring testifies to the heritage character of this historically rich place.

The adjoining dining area can comfortably accommodate up to 10 guests for memorable dinners. This reception space is adorned with contemporary wall decoration that harmoniously dialogues with the classic architectural elements.

A functional and elegant kitchen

The spacious and bright 13 sq.m kitchen combines functionality and aesthetics. Fully equipped, it offers generous storage and preparation spaces. Its intelligent layout allows for optimal daily use while preserving the apartment's character.

A private sleeping area

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr