

75003, Marais, charming 43m2 apartment with direct view of the Picasso museum on the 3rd floor of an old build

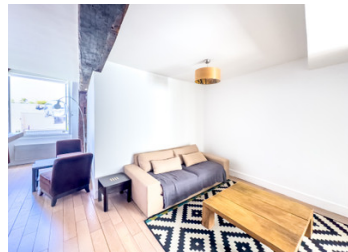


## INFORMATION

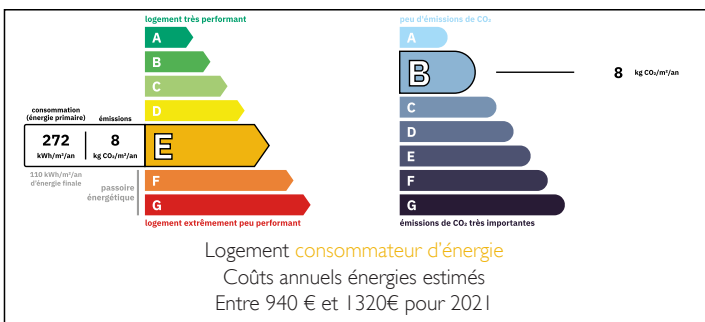
Town:	Paris 3e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	43 m2
Plot Size:	0 m2

## IN BRIEF

PARIS 3e - Métro Saint-Paul OU Saint Sébastien Froissard- 2 Rooms (T2) - 44.50 m2 - Energy label class E - See 360 tours and map. Located 2 steps from the Musée Picasso and not far from Rue de Bretagne. Overlooking the pretty garden of the Hôtel Salé Leonor Fini. Ideally south-facing, on the 3rd floor of a well-kept old building dating from 1600. This bright, optimized apartment comprises a large entrance hall with plenty of storage space, a vast 25 m<sup>2</sup> L-shaped living room with open-plan, fully-equipped kitchen, a comfortable bedroom and a shower room with toilet. A cellar completes the property. Right in the heart of the Marais and Rue des Francs Bourgeois, with its many fashion boutiques and traditional restaurants and cafés. Not far from the famous Café de la Perle, the nerve center of...

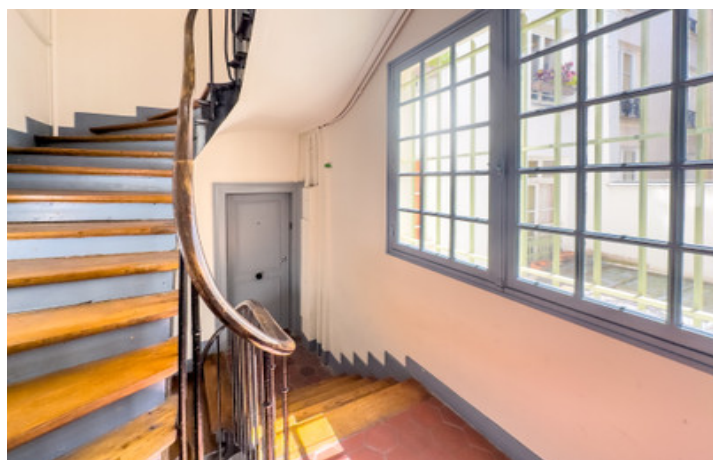


## ENERGY - DPE



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

Details of surface areas for the lots included in the price:

- Apartment No. 55 --> Weighting 43.81 m<sup>2</sup> = 13,695 euros/m<sup>2</sup>
- Total living space --> 44.50 m<sup>2</sup> Habitable ; 43.12 Carrez
- Room details: Entrance 8.97 m<sup>2</sup> ; Living room and kitchen 25.45 m<sup>2</sup> ; Small sleeping area 6.05 m<sup>2</sup> ;
- Cellar 28 No --> 2 m<sup>2</sup>
- Lots total tantièmes --> 61 / 1039e of building common areas

Investor info :

- Furnished rental potential 45€ / m<sup>2</sup> / month --> 1935€ (ref DRIHL or SeLogger) --> 3.87% projected yield

## LOCAL TAXES

**Taxe foncière: 829 EUR**

**Taxe habitation: EUR**

In the heart of the Archives administrative district, this 5-storey building with ground floor was built in 1600, houses 1 building without elevator and has 11 apartments. It stands on a 186 m<sup>2</sup> plot 391 m from Saint Sebastien Froissard metro station (L8) and 750 m from Saint Paul station (LI). Sectorized Collège Victor Hugo at 324 m. Velib' station 2 steps away.

3rd Arrondissement - Primarily a residential district, this is the quietest part of the medieval Marais area, and one of the most livable neighborhoods in Paris. A sophisticated village, it contains several open-air markets and squares such as Carreau du Temple, Jardin de l'Hôtel Salé (Picasso museum) and Jardin Saint-Gilles-Grand-Veneur. The oldest private house in Paris, built in 1407, is located here on rue de Montmorency (its first owner claimed to possess the philosopher's stone). The area includes several fine buildings and mansions, such as Hôtel de Montmorency, Hôtel de Marle...

## NOTES