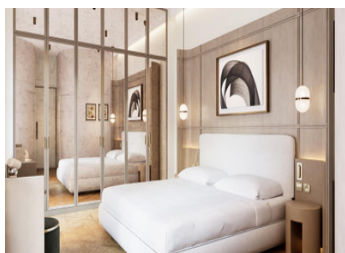
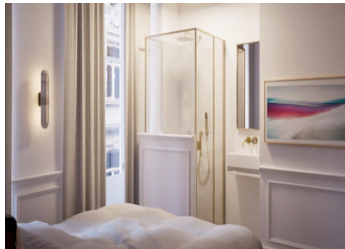


PARIS IV | Le Marais | Chic Renovated 3 BDR with ensuite | 113m | High Ceilings and Exposed Beams | AC



INFORMATION

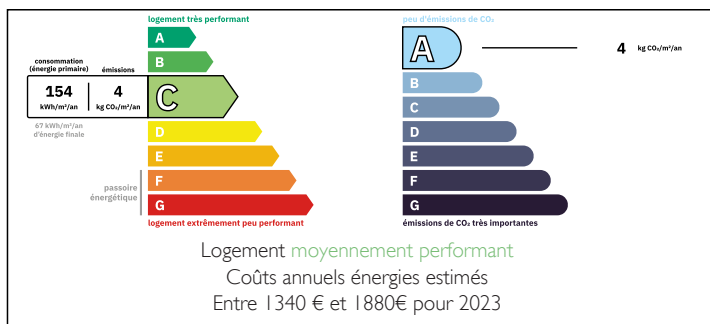
Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	3
Bath:	3
Floor:	113 m2
Plot Size:	0 m2



IN BRIEF

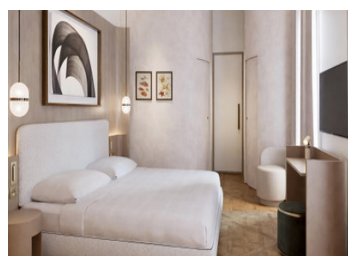
Heart of Le Marais - Rue des Archives. Discover this chic, completely renovated 113m² apartment on the 2nd floor (via stairs) of a building, situated on the quiet courtyard side. This 4-room property features 3 bedrooms and a large main room with fantastic high ceilings and large French windows. Gutted and redone to a high standard with brand new, quality fittings and air conditioning, it's nearing completion. Can be sold with main furniture included. A calm and stylish base ready for your final touches. Architect's renderings shown (non-contractual).

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

Located on the sought-after Rue des Archives in the vibrant heart of Le Marais, Paris 4th, this superb 113m² apartment offers a unique blend of classic Parisian charm and contemporary luxury. Situated on the 2nd floor and accessed via a charming staircase, the property benefits from a tranquil position overlooking the courtyard.

Currently nearing the end of a complete, high-quality renovation where the space was entirely gutted, this apartment will feature brand new, never-used fixtures and fittings throughout. The architect-led redesign showcases fantastic ceiling heights and large French windows, bathing the space in natural light. The layout comprises four rooms, including a spacious main reception area and three well-proportioned bedrooms. Modern comforts include integrated air conditioning.

The images provided are architect's renderings, illustrating the intended style and finish (non-contractual photos). There is potential for the apartment to be sold inclusive of some of the main furniture pieces, offering a turnkey solution for buyers seeking a calm, beautifully finished home. This is an excellent opportunity to acquire a newly renovated, high-specification apartment in one of Paris's most desirable districts, ready for the new owner to add their personal final touches.

Co-owned building of 6 units
Provisional annual charges: 4268€

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

LOCAL TAXES

Taxe habitation: EUR

NOTES