

Paris 75004, St-Paul (Marais), renovated 21.10 m2 with Air Con, GF on courtyard side in historic 1800 building

EXCLUSIVE



INFORMATION

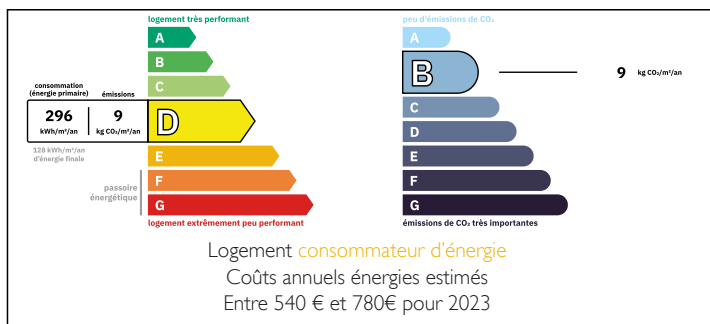
Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	20.1 m2
Plot Size:	0 m2

IN BRIEF

Paris 75004 - Marais (Rue Saint-Paul) – Studio apart - 21,10m2 - EPC D/B – check floor plan and immersive 360° virtual tour - Ideally nestled away from the hustle and bustle of the city, between Ile St-Louis and Place des Vosges, this renovated courtyard-side property benefits from a quiet environment on the ground floor of a historic 1800 building, just a stone's throw from the promenade of the Seine river. Ready to move in (or rent) and distributed without loss of space, the studio with double glazing and reversible air conditioning comprises a main room with a sleeping area and a reasonably sized kitchen, a pretty en-suite shower room with WC. Located in the heart of the Marais, one of the most sought-after districts in Paris, combining heritage, art, nightlife and cultural diversity. A district steeped in...

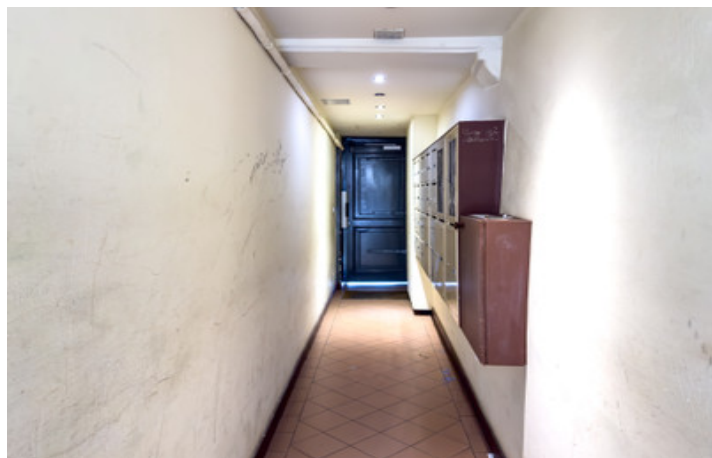


ENERGY - DPE



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

Area details :

- Apartment No 10 --> Weighted area 20.71m² = 13.278 euros/m²

- Total living space --> 21.10m² living area ; 20.32m² Carrez law

Room details : Living area / Kitchen 17,74 m² ; Shower rooms / WC 3.36 m².

- Freehold --> 42 / 1008e

Investment corner :

- Furnished rental potential --> 48 € / month (Ref. Drihl) + service charges --> 4.34% yield

Miscellaneous: Ready to move into, perfect location, 3m high ceilings, secure building with digital entry code system, high speed fibre optic internet, cleaning and maintenance contract for communal areas, Air Con, freehold and no building renovation voted or planned, service charges 47 euros/month including water, property tax 220 euros/year, ideal first purchase, pied-à-terre or investment. perfect as an office for independent professionals.

Built over 6 floors, this 1800 historic property is located in the area of L'Arsenal and includes 15 apartments. The residence is constructed on a plot of 177m² located 225m from Saint-Paul metro station (L1) and 225 m from Sully-Morland metro station (L7). Self-service bike system 'Velib' nearby.

Rue Saint-Paul, located in the 4^e arrondissement of Paris, is an emblematic street in the Marais district, rich in history, old-world charm and neighbourhood life. Here is a detailed overview, useful for both property, cultural and tourist purposes :

Location

- District: Le Marais (Saint-Paul area)
- Borough: 4^e Arrondissement
- Metro: Saint-Paul (line 1) a few metres away
- Near : Rue de Rivoli, Seine, Village Saint-Paul, Place des Vosges, Île Saint-Louis

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LOCAL TAXES

Taxe foncière: 220 EUR

Taxe habitation: EUR

NOTES