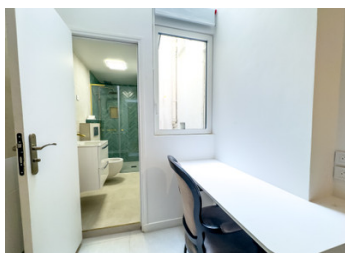


75003, Marais, lovely 2P (T2) apartment (39 m2) on 1st floor of a 1850 building with no lift



INFORMATION

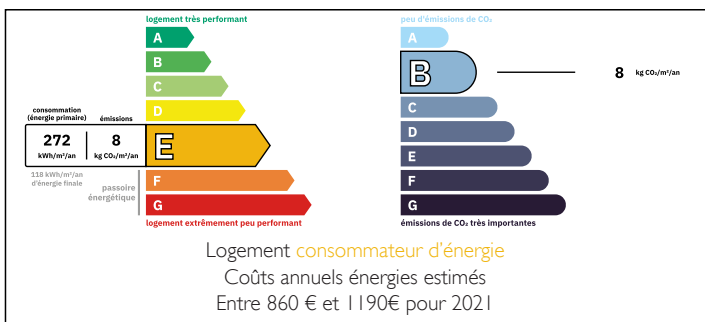
Town:	Paris 3e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	38.3 m2
Plot Size:	0 m2



IN BRIEF

PARIS 3e - Métro Arts et Métiers OU Temple - 2 Rooms - 38.30 m2. Class E energy label - See 360 tours and map. 5 minutes from Square du Temple Elie Wiesel and rue de Bretagne. On the second floor of a typical Marais building dating from 1850. The apartment opens onto two courtyards. Recently renovated in its entirety with quality materials and custom-made furniture. The apartment comprises a living room and a 23 m2 open-plan kitchen with dining area, featuring a pretty stone wall. The kitchen is fully equipped and made to measure with noble materials. The bedroom and study open onto a north-west-facing courtyard. This room benefits from pleasant light thanks to a small glass ceiling on the office side. The bathroom, with its walk-in shower, has been completely renovated to a high standard. A...

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. 3 --> Weighting 38.74 m² = 14.584 euros/m²
- Total living space --> 39.18 m² Habitable ; 38.30 m² Carrez.
- Room details: Entrance 8 m²; Living 36 m²; Kitchen 8 m²; Bedroom 13 m²; Bedroom 1 11 m²; Bedroom 2 12 m²; Terrace 13 m²; Balcony 3 m²; Shower rooms 4 m²
- Cellar No 9 --> 3 m²
- Lots total tantièmes --> 60 / 1000e of general common areas.

Investor info :

- Furnished rental potential €42 / m² / month --> €1,627 (ref DRIHL or SeLogger) --> 3.45% projected yield

Features: refurbished in 2025, apartment completely remodeled and ready to move into, new, modern, custom-built kitchen with high-quality materials. North-east facing, through to two courtyards. 2.40m ceiling height, 23 mm solid French oak "bâton rompu" parquet flooring. Numerous built-in cupboards and custom-made storage units in both rooms. A folding bed is integrated into the bedroom. 1st floor of 5, two apartments on the first floor, secure building (Vigic + digicode), fiber optic broadband and individual electric heating. No condominium works voted or planned, charges €150/month including maintenance of common areas + water. Property tax 511 €/year, ideal for first purchase, pied-à-terre or investment, suitable for professionals without noise pollution.

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...

LOCAL TAXES

Taxe foncière:	511 EUR
Taxe habitation:	EUR

NOTES