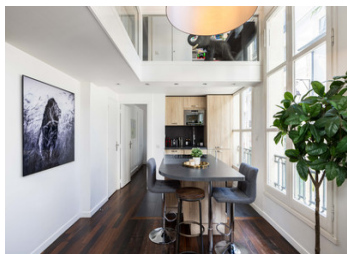


## Paris IV – Marais / Vieille du Temple – 75 sqm Duplex Apartment - Prime Location



## INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	75 m2
Plot Size:	0 m2

## IN BRIEF

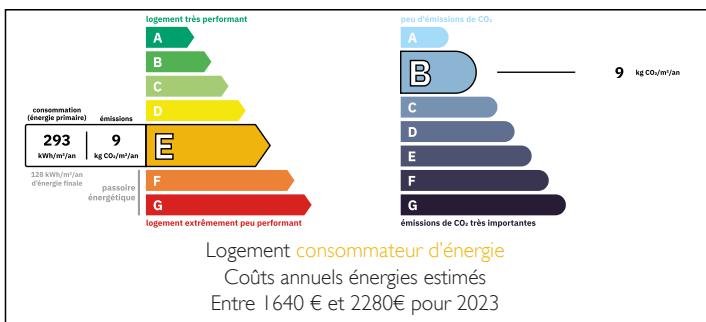
Rare and bright, this 75 m<sup>2</sup> apartment offers a unique living environment in the heart of the Marais. With its generous volumes and timeless charm, it combines elegance and comfort in a sought-after location.

Spread over two levels, it features beautiful living spaces, three spacious bedrooms, two bathrooms and two toilets, all within a secure building with an on-site manager, ensuring peace of mind on a daily basis.

In terms of mobility, several metro stations and shops are in the immediate vicinity, making everyday life easier. A parking space is also available as an option. A turnkey rental investment.

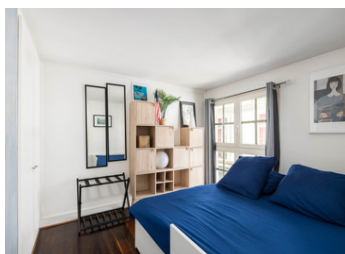
Since 2016, this apartment has benefited from official registration with the City of Paris and has been operated as a furnished tourist rental via Airbnb, generating significant annual income between €100,000 and €130,000.

## 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

Carrez Surfaces:

Entrance / Living room / Kitchen: 28.97 sqm

Bedroom 1: 9.50 sqm

Shower room / WC: 2.80 sqm

Staircase: 3.85 sqm

Landing / Office: 8.65 sqm

Bedroom 2: 9.35 sqm

Bedroom 3: 10.62 sqm

Bathroom: 3.35 sqm

Shower room: 2.78 sqm

WC: 1.10 sqm

Closet: 0.60 sqm

Total: 74.94 sqm Carrez

Annex: basement parking space

Vieille du Temple – The Marais

Located in the 4th arrondissement, Rue Vieille du Temple is emblematic of Le Marais, one of Paris' most historic and cultural districts. Cobble streets, private mansions, and museums make it one of the most sought-after areas for Parisians and international visitors alike.

An exceptional lifestyle

Le Marais combines historic charm with modern dynamism: art galleries, trendy cafés, renowned restaurants, and local shops create a unique atmosphere.

Educational excellence

Nearby are prestigious schools (public, private, and international), reinforcing the family appeal of this neighborhood.

Iconic landmarks nearby

Within walking distance: Place des Vosges, Hôtel de Ville, Picasso Museum, Centre Pompidou, and the Seine River. An ideal location to enjoy Paris' history

## LOCAL TAXES

Taxe habitation: EUR

## NOTES