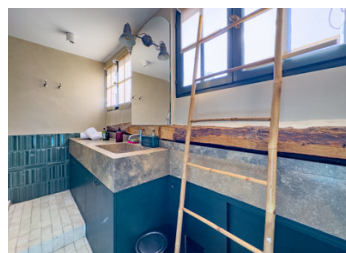


75003, Haut Marais, splendid 2-room duplex apartment (T2) measuring 75m on the 3rd and 4th floors of a buildi



INFORMATION

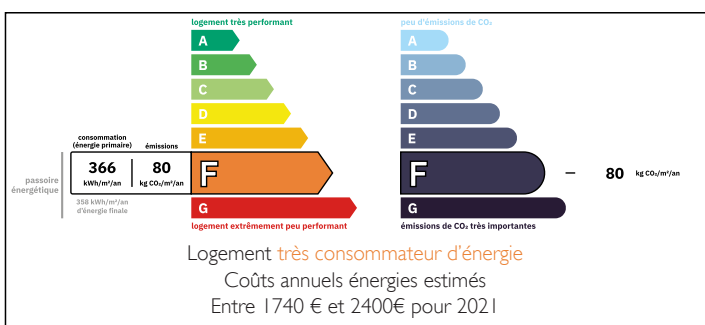
Town:	Paris 3e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	74 m2
Plot Size:	0 m2



IN BRIEF

PARIS 3rd arrondissement - St Sébastien Froissard
OR Saint-Paul metro station - 2 rooms (T2) - 74m²
- Energy rating class F. See 360° tours and floor plan.
A stone's throw from Place des Vosges and in the heart of a charming building typical of the Marais. Located on the 3rd and 4th and top floors with a beautiful unobstructed view of the rooftops and Rue de Thorigny. Light and quiet 2-room apartment offering 130m² of floor space, dual-aspect and bright with almost no overlooking. On the 3rd floor is the large 39 m² living room with a dining area and fitted kitchen. On the 4th floor is the 34 m² (15.25 Carrez) attic-style master bedroom with a desk area, dressing room/laundry room, and en-suite bathroom. Opposite the attic bedroom is a toilet. An 11 m² cellar completes...

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.



LOCAL TAXES

Taxe foncière: 1330 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Investor information:

- Furnished rental potential €41.2/m²/month --> €3,053 (ref DRIHL or SeLogger) --> 2.71% projected return.

Features: refurbished at the end of 2021, apartment completely remodeled and ready to move into after a fresh coat of paint, modern kitchen, south/west facing, bright with large windows overlooking the quiet Rue Dubelleye. 2.90m high ceilings with working fireplace, solid wood flooring, numerous custom-made cupboards and storage space. Apartment, not semi-detached. Secure building (digital code and reinforced door), high-speed fiber optic internet, bicycle parking in the courtyard. Individual gas heating. No co-ownership works voted or planned. Roof work voted on and to be completed by the end of 2021. Installation of air conditioning approved by the co-ownership. Charges €300/month including maintenance of common areas + water. Property tax €1,330/year, ideal first purchase/pied-à-terre or investment, suitable for professionals without noise nuisance.

In the heart of the Archives administrative district, this four-story building with a ground floor was built in 1750. It comprises two buildings without elevators and has 15 apartments. It stands on a 467 m² plot located 214 m from the Saint Sebastien Froissard metro station (L8) and 850 m from the Saint Paul station (L1). Victor Hugo Middle School is 345 m away. Velib' station is just a stone's throw away.

3rd Arrondissement - Primarily a residential neighborhood, this is the quietest part of the medieval Marais district and one of the most pleasant areas to live in Paris. A sophisticated village, it has...