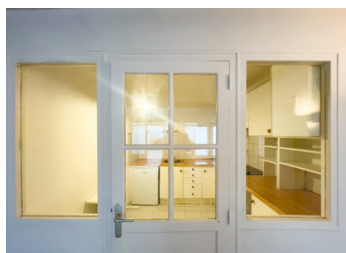
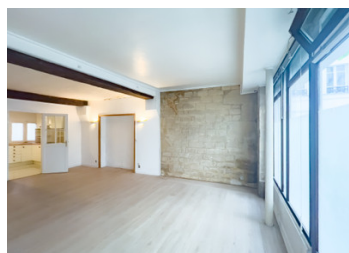


Paris 75003 - Marais - 1 room flat 40.80m2, ground floor, ready to move in, courtyard in 1850 stone building



INFORMATION

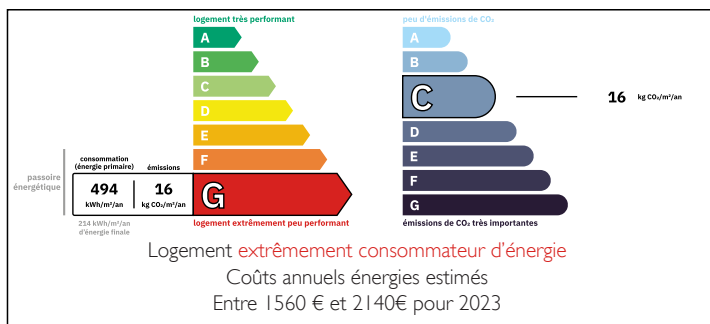
Town:	Paris 3e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	41 m2
Plot Size:	0 m2



IN BRIEF

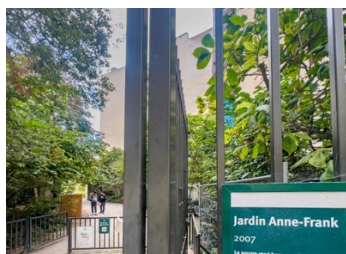
Paris 3rd arrondissement - Marais district - 1 room (T1) - 40.80m² - See floor plan and 360° immersive tours - Ideally tucked away from the hustle and bustle of city life, between the gardens of the National Archives and Anne Frank, this courtyard-facing property enjoys a peaceful setting on the ground floor of a historic building dating from 1850, 800 metres from the banks of the Seine and Notre-Dame. Ready to move into and laid out without any wasted space, this dual-aspect apartment has a large double-glazed bay window and comprises a living room, a reasonably sized separate kitchen and an en-suite shower room with WC. Located in the heart of the Marais district, which takes its name from the fact that this area was a marsh in the 12th century. Once drained, it became one of...

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: **833 EUR**

NOTES

DESCRIPTION

Area details :

- Apartment No 6 --> Total living 40.80m² = 10.171 euros/m²

Room details : Living room 29.17 m² ; Kitchen 6.60 m² ; Shower room + WC 5.03 m².

- Freehold --> 139 / 10000e

Investment corner :

- Projected furnished rental potential = 42.70 / m² / month = 1.742 €/month + service charge = 5.04% projected yield. (Ref. Drihl : Rent reference = 38.80 €/m² and increased rent reference = 46.60 €/m²).

Features: Decorating work required, apartment with bay window overlooking planted courtyard, spacious and well located, 2.65m ceiling height, built-in cupboards and storage, secure building (caretaker, Vigic + digital code + reinforced door), high-speed fibre optic internet, individual electric heating, no co-ownership works voted or planned, courtyard-side façades renovated in 2024, service charges €91/month including cold water and caretaker, property tax €833/year, ideal first purchase/pied-à-terre or investment. Former piano teaching studio.

In the heart of the Sainte-Avoye administrative district, this stone building was built in 1850 and has 3 entrances, 6 floors above ground level with a lift and 54 flats. It stands on a 716m² plot located 50m from the Rambuteau metro station (LI 1) and 460m from the Hotel de Ville station (LI). Victor Hugo secondary school 760m away. Velib' station a stone's throw away.

3rd Arrondissement - Mostly a residential neighbourhood, it is the quieter part of the medieval district of Le Marais, and one of most pleasant places to live in Paris. Sophisticated village, it contains several...