

Paris 4/Marais-Arsenal. Charming fully renovated One bedroom, 42sqm., 1st floor lift, overlooking the Harbour.

EXCLUSIVE



## INFORMATION

|             |       |
|-------------|-------|
| Town:       | Paris |
| Department: | Paris |
| Bed:        | 1     |
| Bath:       | 1     |
| Floor:      | 42 m2 |
| Plot Size:  | 0 m2  |

## IN BRIEF

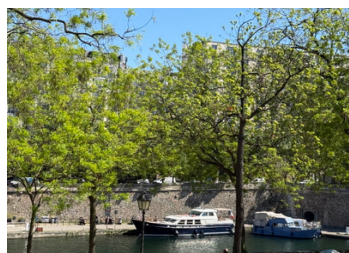
Located in the Arsenal neighborhood of the 4th arrondissement, in a fully restored Five-story building dating from 1880, this property is situated on the 1st floor and is accessible via the elevator or the common stairwell.

Completely renovated, with a total floor area of 41.79 m<sup>2</sup> (Carrez law), the laid out appears as follow: An entryway with three walk-in closets, a spacious living room with a view of the Port de l'Arsenal, a bedroom with a small balcony, an en-suite bathroom with a walk-in shower, and an equipped kitchen. Separate toilet with sink.

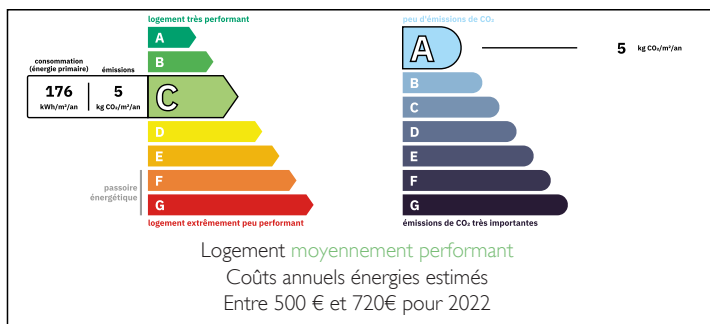
In addition to the apartment, there is a private storage unit in the basement.

Spacious rooms, optimized layout, oak hardwood floors, and double-glazed windows. Small condominium complex comprising 13 units. Bike storage available.

Secure building access via video intercom and well-maintained common areas.



## 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

Arsenal and Marais Neighborhood: 3 Boulevard Bourdon, 75004 Paris, 1st floor.

Located in the Arsenal neighborhood, in a 5-story building constructed in 1880 and recently fully restored, this property is situated on the 1st floor, accessible via the elevator or the common stairwell. A small, well-maintained condominium complex with 13 units.

With a total floor area of 42 m<sup>2</sup> (41.79 m<sup>2</sup> under the Carrez law), this apartment for sale comprises Lot No. 5, along with two hundred sixty-nine/ten thousandths (269/10,000ths) of the land ownership and the general common areas.

It is laid out as follows: An entryway of 4.89 m<sup>2</sup> with three walk-in closets and storage cabinets, a spacious living room of 17.01 m<sup>2</sup> with a view of the Port de l'Arsenal, a bedroom of 10.12 m<sup>2</sup> with double windows and a small balcony, a bathroom of 2.25 m<sup>2</sup> with a walk-in shower, a separate toilet with a sink of 1.38 m<sup>2</sup>, and an equipped kitchen of 6.14 m<sup>2</sup>. In addition, Lot No. 22, in the basement, includes a cellar numbered 2, and four ten-thousandths (4/10,000) of the ownership of the land and the general common areas.

Cadastral references: Parcel 0031 Cadastral section: 000AS01 Municipality: Paris 04 (75) Total floor area: 388 m<sup>2</sup>.

## LOCAL TAXES

**Taxe foncière: 1 128 EUR**

**Taxe habitation: EUR**

## NOTES

Additional information:

- Total Carrez area: 41.79 m<sup>2</sup>
- The apartment is in like-new condition; no repairs or renovations are needed.
- Building access is secured by a video intercom.
- Bicycle storage is available in the building.
  
- Ceiling height: 2.60 meters.
- Annual charges fees: 826 euros (68 euros/month).
- Property taxes for 2025: 1,128 euros.
- Individual electric...