

## Charming One-Bedroom Apartment with South-Facing Balcony – Le Marais, Paris 4th



## INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	46 m <sup>2</sup>
Outside Space:	4 m <sup>2</sup>



## IN BRIEF

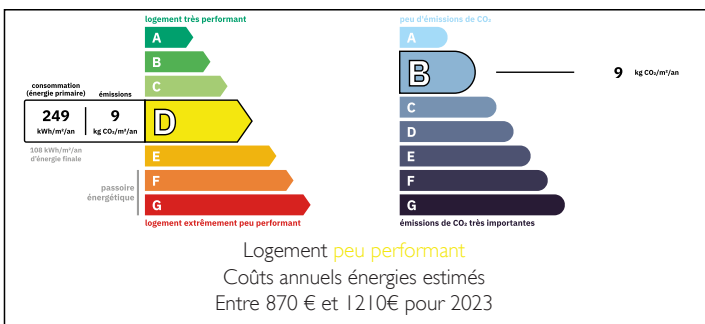
Located in the heart of the historic Marais district, this charming one-bedroom apartment enjoys a highly sought-after address at 16 Rue Vieille du Temple, Paris 4th arrondissement.

Situated on the 5th floor of a character period building, the property offers 43 sqm of Carrez floor area and benefits from excellent natural light throughout the day.

The accommodation comprises an entrance hall with storage, a bright living room with fully fitted open-plan kitchen, a quiet courtyard-facing bedroom, a shower room and a separate WC.

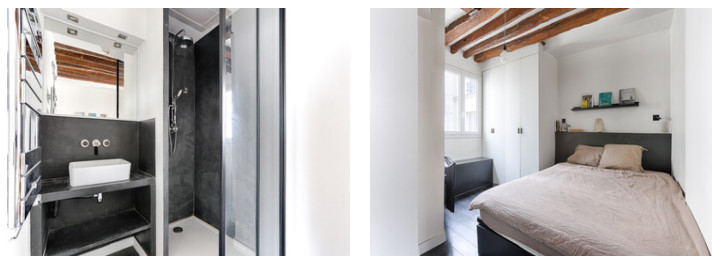
A continuous south-facing balcony of approximately 3.5 sqm provides open views over the rooftops of Le Marais and represents a rare feature in this location.

## 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

rue Vieille du Temple – 75004 Paris

Ensemble immobilier édifié sur une parcelle cadastrée :

Section AJ  
Parcelle n°188  
Contenance cadastrale : 196 m<sup>2</sup>  
Désignation des lots  
Lot n°18

Appartement situé au cinquième étage comprenant :

Entrée  
Cuisine  
Salle de séjour sur rue  
Chambre sur rue  
WC  
Balcon filant

Quote-part :

46/1019èmes des parties communes générales  
46/981èmes des parties communes particulières  
Lot n°34  
Cave n°4 au premier sous-sol

Quote-part :

2/1019èmes des parties communes générales  
2/981èmes des parties communes particulières  
Organisation intérieure et surfaces  
Entrée  
2,41 m<sup>2</sup>  
WC séparés  
1,07 m<sup>2</sup>  
Séjour avec cuisine ouverte équipée  
28,04 m<sup>2</sup>

Pièce de vie particulièrement agréable grâce à sa double exposition, sa luminosité naturelle et son accès direct au balcon filant exposé Sud.

## LOCAL TAXES

Taxe foncière: **720 EUR**

## NOTES