

Palais-Royal – Rare entire floor of 138 m , sold with tenant in place – Investment opportunity



INFORMATION

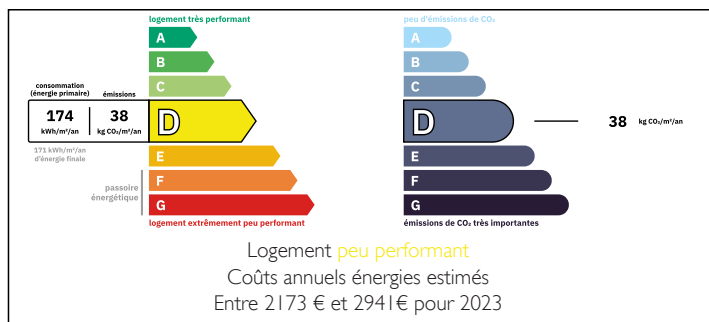
Town:	Paris 1er Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	138 m2
Plot Size:	0 m2

IN BRIEF

A rare chance to own an entire floor on rue de Beaujolais, bordering the gardens of the Palais-Royal, a few minutes' walk from the Louvre. This 138 m² (approx. 1,490 sq ft) period apartment on the 2nd floor with lift offers a double reception room, three bedrooms and two bathrooms. It is sold with its current occupant, who wishes to stay on as a rent-paying tenant: an income-producing asset from day one, in one of the most sought-after and supply-constrained addresses in Paris.



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

INVESTMENT OPPORTUNITY – SOLD WITH TENANT IN PLACE

In the heart of the 1st arrondissement, on the quiet rue de Beaujolais that runs along the northern edge of the Palais-Royal gardens, this apartment occupies an entire floor of an elegant late 18th / early 19th-century building. Whole-floor apartments at this address very rarely come to the market.

THE LOCATION

Rue de Beaujolais is one of the most historic and discreet streets of central Paris, home to the legendary Grand Véfour restaurant and long associated with Colette. From the front door you are moments from:

- The Palais-Royal gardens, the Colonnes de Buren and the Comédie-Française
- The Musée du Louvre and the Tuileries gardens, a short walk away
- Galerie Vivienne, Place des Victoires, rue Saint-Honoré and the Bourse
- Palais-Royal – Musée du Louvre (lines 1 and 7), Pyramides (lines 7 and 14) and Bourse (line 3) metro stations

THE APARTMENT

Set on the 2nd floor with lift and occupying the full floor plate, the apartment is dual-aspect and bathed in light from its tall windows, with exposed ceiling beams and generous volumes. The layout, approx. 138.46 m² Loi Carrez (approx. 1,490 sq ft), comprises:

- Entrance hall and gallery-corridor
- A large living room of approx. 44.7 m² opening onto a dining room of approx. 13.1 m²
- Separate kitchen of approx. 10.7 m²
- Three bedrooms of approx. 17.5 m², 14.2 m² and 11.4 m²
- A bathroom with WC and a shower room with WC
- Separate guest WC and several storage cupboards

NOTES