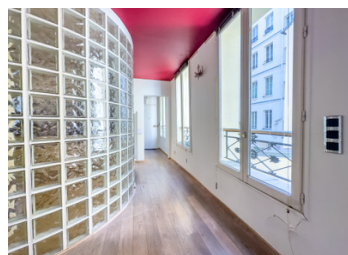


75003, Marais beautiful duplex of 5P for 133m2 on 1st and 2nd floor on courtyard of a building of 1870 no asc



## INFORMATION

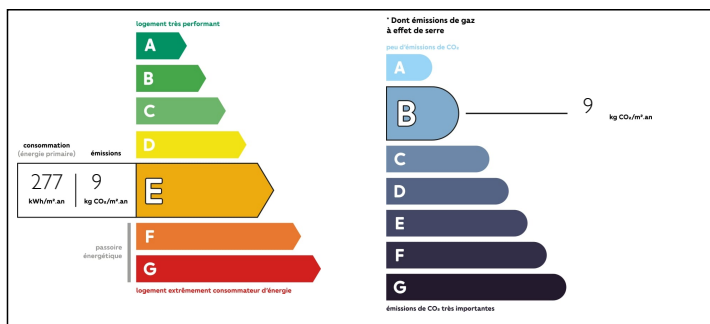
Town:	Paris 3e Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	0 m2



## IN BRIEF

PARIS 3e - Métro Arts et Métiers - 5 Rooms (T5) - 133 m2. Class E energy label - See 360 tours and map. In the upper Marais, a stone's throw from Square du Temple Elie Wiesel. South-facing duplex apartment overlooking a planted courtyard, on the 1st and 2nd floors of a recently renovated, well-maintained 1870 building. Bright, quiet 5-room apartment offering 132.49 m<sup>2</sup> Carrez. On the second floor, an entrance hall leads to a bathroom with toilet and walk-in shower. A corridor with 3 large windows overlooking the courtyard leads to a spacious 46 m2 double living room. Next door is a large, fully-equipped kitchen, custom-built with quality materials. On the 2nd floor, three bedrooms, plus a large shower room and separate toilet. A cellar is included. Put up for sale after 25 years. Perfect for a family apartment thanks to its calm, size and privileged location. Ideally located...

## 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

Surface areas for lots included in the price :

- Total living space --> 133.69 m2 Habitable ; 132.49 m2 Carrez
- Weighting --> 133.09 m2 = 10,894.88 euros/m2

Room details:

Second floor : Lot n° 7 :

Entrance 4.19 m2; Living room 45.56 m2; Kitchen 10.2 m2; Bathroom: 5.95 m2

Second floor: Lot no. 12:

Landing: 5.9 m2; Storage room 2.98 m2; Dressing room: 3.41 m2; Bedroom 1: 14.37 m2; Bedroom 2: 18.3 m2; Bedroom 3: 10.43 m2; Bathroom: 8.28 m2; Storage room 2: 1.6 m2; WC: 1.36 m2.

- Cellar no. 22
- Lots total tantièmes --> 87 / 1043e

- Furnished rental potential 35.2 € / m2 / month --> 4685 € (ref DRIHL or SeLogger) --> 3.87% projected yield

## LOCAL TAXES

Taxe foncière: 1800 EUR

## NOTES

Features: Apartment ready to move into after freshening-up paintwork and partial renovation of bathrooms. Modern, fully-equipped, custom-built kitchen with quality products. South-facing, light and airy, with large windows facing the flower-filled courtyard. Possibility of splitting the apartment in two to create two independent apartments. Ceiling height of 2.63 m. Two fireplaces in the 46 m2 double living room, with the possibility of dividing it into 2. To make a living/dining room or living room/independent bedroom. Solid oak parquet flooring. Numerous custom-made cupboards and large 3.41 m2 dressing room. Integrated sliding doors in kitchen, shower room and bedroom. On 1st and 2nd floors out of 6, two apartments on the upper floor, secure building (Vigic + Interphone/digicode and armored door), high-speed fiber optics, electric heating, no...