

Ref: A38217MAG75

Price: 535 000 EUR

agency fees to be paid by the seller

Paris 3e Arrondissement

75003, Marais, lovely 2P (T2) apartment (39 m2) on 1st floor of a 1850 building with no lift



INFORMATION Town: Department: Bed:

Floor: 38.3 m² Plot Size: 0 m2

Paris

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IN BRIEF

Bath:

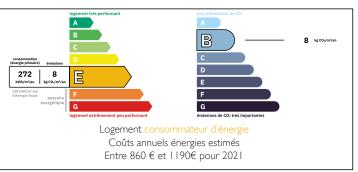


PARIS 3e - Métro Arts et Métiers OU Temple - 2 Rooms - 38.30 m2. Class E energy label - See 360 tours and map. 5 minutes from Square du Temple Elie Wiesel and rue de Bretagne. On the second floor of a typical Marais building dating from 1850. The apartment opens onto two courtyards. Recently renovated in its entirety with quality materials and custom-made furniture. The apartment comprises a living room and a 23 m2 open-plan kitchen with dining area, featuring a pretty stone wall. The kitchen is fully equipped and made to measure with noble materials. The bedroom and study open onto a north-west-facing courtyard. This room benefits from pleasant light thanks to a small glass ceiling on the office side. The bathroom, with its walk-in shower, has been completely renovated to a high standard. A...





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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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



LEGGETT

IMMOBILIER INTERNATIONAL

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LOCAL TAXES

Taxe foncière: 511 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Details of surface areas for the lots included in the price:

- Apartment No. 3 --> Weighting 38.74 m2 = 14.584 euros/m2
- Total living space --> 39.18 m2 Habitable ; 38.30 m2 Carrez.

Room details: Entrance 8 m2; Living 36 m2; Kitchen 8 m2; Bedroom 13 m2; Bedroom 1 11 m2; Bedroom 2 12 m2; Terrace 13 m2; Balcony 3 m2; Shower rooms 4 m2

- Cellar No 9 --> 3 m2
- Lots total tantièmes --> 60 / 1000e of general common areas.

Investor info:

- Furnished rental potential €42 / m2 / month --> €1,627 (ref DRIHL or SeLoger) --> 3.45% projected yield

Features: refurbished in 2025, apartment completely remodeled and ready to move into, new, modern, custom-built kitchen with high-quality materials. North-east facing, through to two courtyards. 2.40m ceiling height, 23 mm solid French oak "bâton rompu" parquet flooring. Numerous built-in cupboards and custom-made storage units in both rooms. A folding bed is integrated into the bedroom. Ist floor of 5, two apartments on the first floor, secure building (Vigic + digicode), fiber optic broadband and individual electric heating. No condominium works voted or planned, charges €150/month including maintenance of common areas + water. Property tax 511€/year, ideal for first purchase, pied-à-terre or investment, suitable for professionals without noise pollution.

3rd Arrondissement - Primarily a residential district, this is the quietest part of the medieval Marais area, and one of the most livable neighborhoods in Paris. A sophisticated village, it contains several open-air markets and squares such as...