

75003, Marais, beautiful 2-room duplex apartment with 67,5m in a building dating from 1800 without elevator



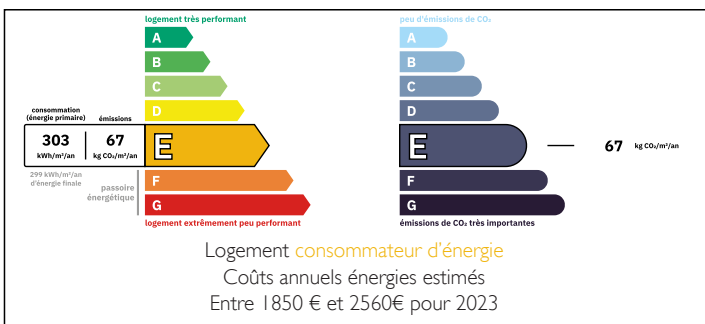
INFORMATION

Town:	Paris 3e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	67 m2
Plot Size:	0 m2

IN BRIEF

PARIS 3rd arrondissement Metro Saint Sebastien Froissart - 2 rooms (T2) - 67.49 m² - Energy rating class E - See 360° tours and floor plan. In the heart of the Marais, a stone's throw from Rue de Bretagne and 10 minutes from Place des Vosges. In a beautiful secure stone building dating from 1800. A lovely duplex on the ground floor and first floor overlooking a beautiful, quiet, chic street typical of the neighborhood. It includes an entrance under a charming glass roof with an open-plan kitchen opening onto a spacious 27m² living room with exposed beams and 3m high ceilings. Access to the first floor is via a pretty staircase under the glass roof, leading to a small dressing room with large custom-made wardrobes. At the back, the south-facing bedroom overlooks the street and has an...

ENERGY - DPE



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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.



DESCRIPTION

Features: completely renovated in 2016 and fully remodeled, ready to move in after a fresh coat of paint, modern and fully equipped kitchen. South-facing, with natural light coming in from a large skylight located at the entrance and in the kitchen. Beautiful volume to be exploited with a ceiling height of 3 m. Original features with attractive stone walls in the living room and kitchen and beautiful ceiling beams, as well as parquet flooring in the bedroom and dressing room. Numerous custom-made cupboards and storage spaces. On the ground floor and 1st floor of 4. Two apartments on the floor, secure building (digital code and reinforced door), high-speed fiber optic internet, individual gas heating, no co-ownership works voted or planned, charges €287/month including maintenance of common areas + water. Property tax €1,093/year, ideal first purchase/pied-à-terre, suitable for professionals with no noise nuisance.

In the heart of the Archives administrative district, this four-story building with a ground floor was built in 1800. It comprises one building without an elevator and has six apartments. It stands on a 123 m² plot located 150 m from the Saint Sebastien Froissard metro station (L8) and 448 m from the Richard Lenoir station (L5). Victor Hugo Middle School is 354 m away. Velib' station is just a stone's throw away.

3rd Arrondissement - Primarily a residential neighborhood, this is the quietest part of the medieval Marais district and one of the most pleasant areas to live in Paris. A sophisticated village,...

LOCAL TAXES

Taxe foncière: 1093 EUR

Taxe habitation: EUR

NOTES