



MARAIS DISTRICT, SUPERBLY RENOVATED 5TH & TOP FLOOR SOUTH FACING LOFT APARTMENT + TERRACE IN A 1650 BUILDING.

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SUPERBLY RENOVATED
5TH & TOP FLOOR SOUTH
FACING LOFT APARTMENT
+ TERRACE IN A 1650 ...



PROPERTY FACT FILE	
REFERENCE	A22387DPE75
PRICE	€ 1,200,000 £ 1,032,660* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	1
ACCOMMODATION	77.38 m²
LAND	3 m²
TOWN	Paris 4e Arrondissement
DEPARTMENT	Paris
LOCATION	City property
TYPE	
CONDITION	Excellent condition
FEATURES	Double glazing
<small>*Price based on current exchange rate which is subject to change</small>	



- Between the Place des Vosges and the Seine river
- South facing loft-style apartment bathed in light
- Superbly maintained historic building from 1650
- Beautiful fully-equipped open-plan kitchen
- Bustling district with lots of restaurants & cafés

MARAIS DISTRICT,
SUPERBLY RENOVATED
5TH & TOP FLOOR
SOUTH FACING LOFT
APARTMENT + TERRACE
IN A 1650 ...
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PARIS 75004 - Marais - 2 bedroom - 84m2 + Terrace - 360 & floor plan available - Between the Place des Vosges and the Seine river, a superb south facing loft-style apartment bathed in light with terrace, on the last floor of a small and superbly maintained historic building dating back from 1650 with no lift, This exceptional property, with its

DESCRIPTIF

Room details :

Entrance hall 8,33m2 ;
Living / kitchen 44,80m2 ;
Bedroom 1 13,62m2 ;
Bedroom 2 8,72m2 ;
Mezzanine 3,57m2 ;
Terrace 3,10 m2 ;
Shower rooms 4,57m2.

Area details :

- Apartment No 10 --> Weighted area 77,38m2 = 15,508 euros/m2
- Total living space --> 83,71m2 living area ; 67,95m2 Carrez law ; 3,10m2 Terrace
- Freehold --> 126 / 1000e
- Furnished rental potential --> 2,570 €/month (Ref. Drihl)

Miscellaneous : No expense has been spared for this property which was completely remodelled and renovated in 2019 to optimise space, great and well used volumes, a mezzanine as an office space, free access to the flat roof, sunny aspect, 3 Velux windows to maximise light, numerous custom-made cupboards and storage space, central gas heating, air-conditioning possible, only flat on this top floor, secure building (Vigic + digicode + armoured door), high-speed fibre optics, communal areas renovated in 2023, last facade rénovation in 2015, new communal gas boiler in 2016, charges €150/month including cold water and heating system, property tax €950/year, ideal pied-à-terre, first purchase, investment.

Miscellaneous: No expense has been spared for the renovation of this property which was completely remodelled and renovated in 2019 to optimise space, with a large volume that is very well used, a mezzanine as an office space, free access to the roof, sunny, through-view windows, 3 Velux windows to maximise light, a large number of made-to-measure cupboards

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A22387DPE75>

COMPLETE FILE AND PHOTO ON REQUEST

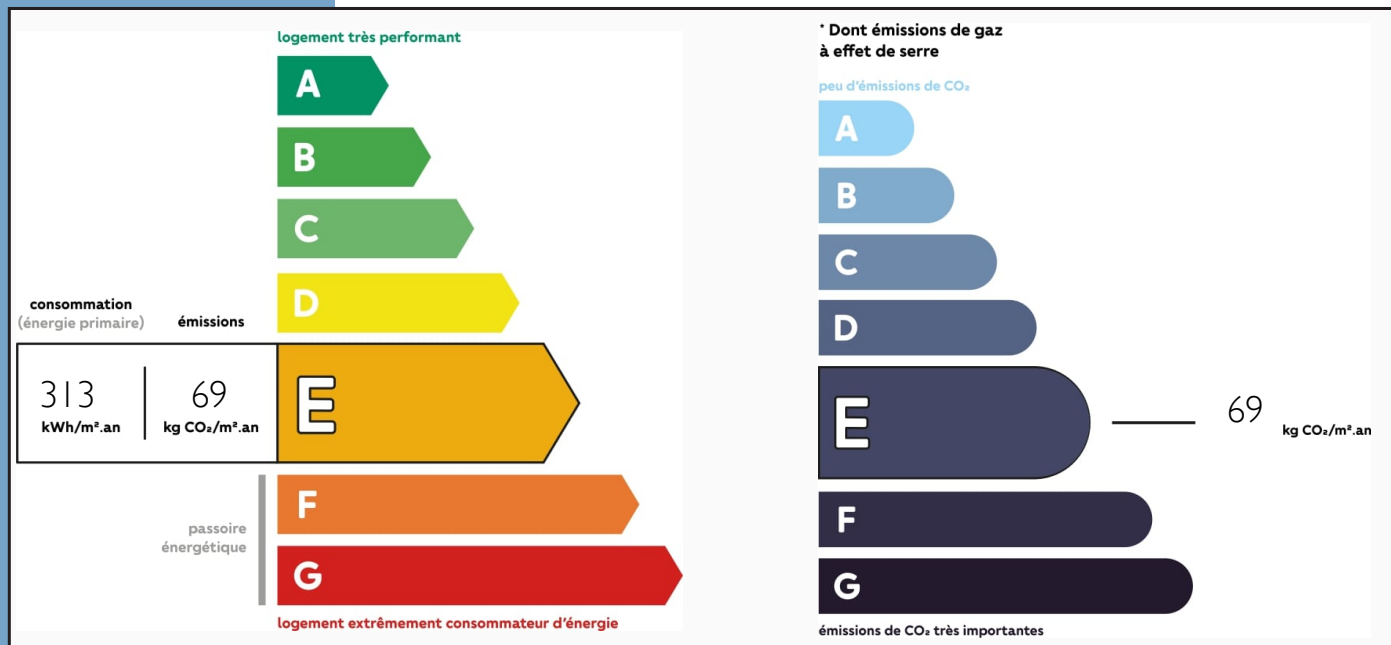


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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