

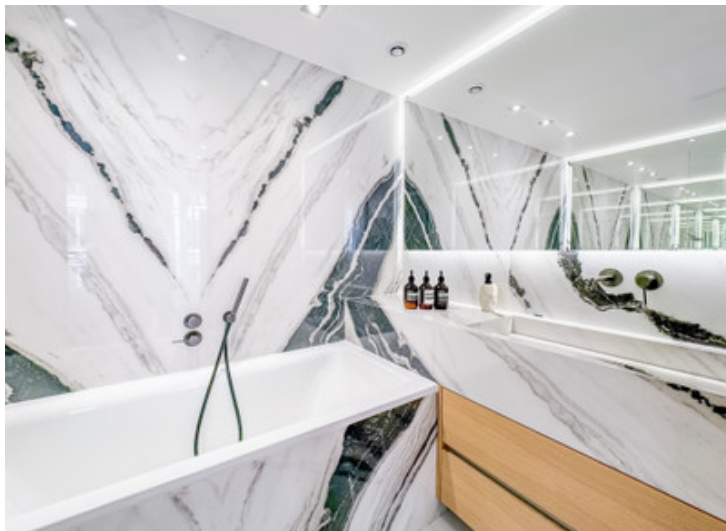


75003, ENFANTS ROUGES, EXCEPTIONAL
READY-TO-MOVE-IN 3P (T3) APARTMENT FOR
77M2 ON 3RD FLOOR OF A 1800 BUILDING

75003, ENFANTS ROUGES,
EXCEPTIONAL
READY-TO-MOVE-IN 3P
(T3) APARTMENT FOR
77M2 ON 3RD FLOOR OF
A 180...



PROPERTY FACT FILE	
REFERENCE	A30094MAG75
PRICE	€ 1,195,000 £ 1,012,822* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	1
ACCOMMODATION	74 m²
LAND	0 m²
TOWN	Paris 3e Arrondissement
DEPARTMENT	Paris
LOCATION	City property
TYPE	
CONDITION	
FEATURES	Fiber optic, Linky, Double glazing
*Price based on current exchange rate which is subject to change	



- Beautiful location in the upper Marais
- Architect-designed apartment
- High-quality materials
- Beautiful condominium
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PARIS 3e - Métro Fille du Calvaire - 3 Rooms (T3) - 73 m2 Loi carrez
- ECD class C - See 360 visits and map - Close to rue de Bretagne
and cirque d'Hiver. In the heart of a well-maintained building with the
possibility of an elevator. A bright, walk-through apartment, renovated
by an architect using quality materials, including solid oak herringbone

DESCRIPTIF

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

- Apartment No 22 --> Weighting 74 m2 = euros/m2
- Total living space --> 74 m2 Habitable ; 74 m2 Carrez.
- Room details: Entrance 5.56 m2; Living room/kitchen 34.88 m2;
- Master bedroom 15.32 m2; Guest bedroom 11.51 m2; Shower rooms 4.38 m2
- Water closet on third-floor landing No. 21.
- Concrete cellar No. 14 --> 8 m2
- Lots total tantièmes --> 323 / 10098e of general common areas and 2/10098e of general common areas and 5/10082e of general common areas.

Investor info :

- Furnished rental potential 35.9€ / m2 / month --> 2657 € (ref DRIHL or SeLogger) --> 2.67% projected yield.

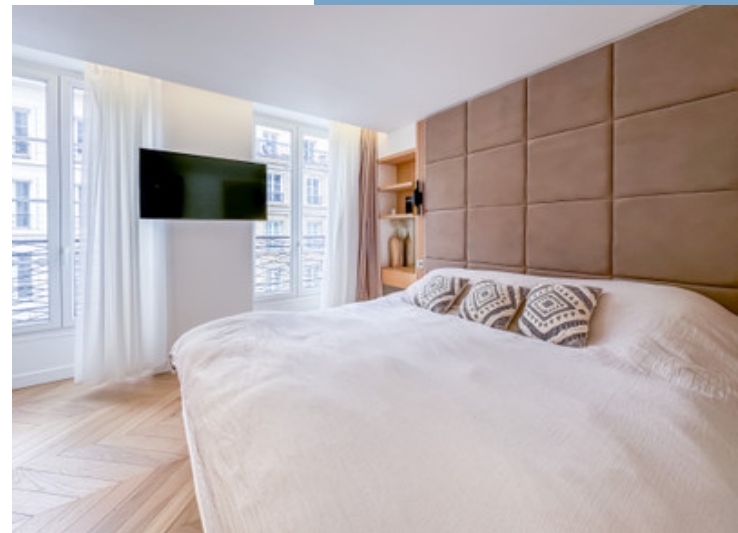
Features: renovated by architect in 2021 and ready to move in.
Recent, modern kitchen. N/O orientation, light and airy with recent
double-glazed windows overlooking rue des Filles du Calvaire. 2.30m
false ceiling height. 2.50m ceiling height. Numerous built-in closets and
custom-made storage space in 2 of the bedrooms and the living room,
3rd of 6 floors, three apartments on the first floor, secure building
(Vigic + Interphone/digicode and armored door). No elevator,
high-speed fiber optics, stroller room, underfloor heating. No
condominium works voted or planned, charges €190/month including
maintenance of common areas + water. Property tax 1150 €/year.
Ideal for first-time buyers, pied-à-terre or investment, and for
professionals without noise pollution.

In the heart of the Enfants-Rouges administrative district, this 6-st

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30094MAG75>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

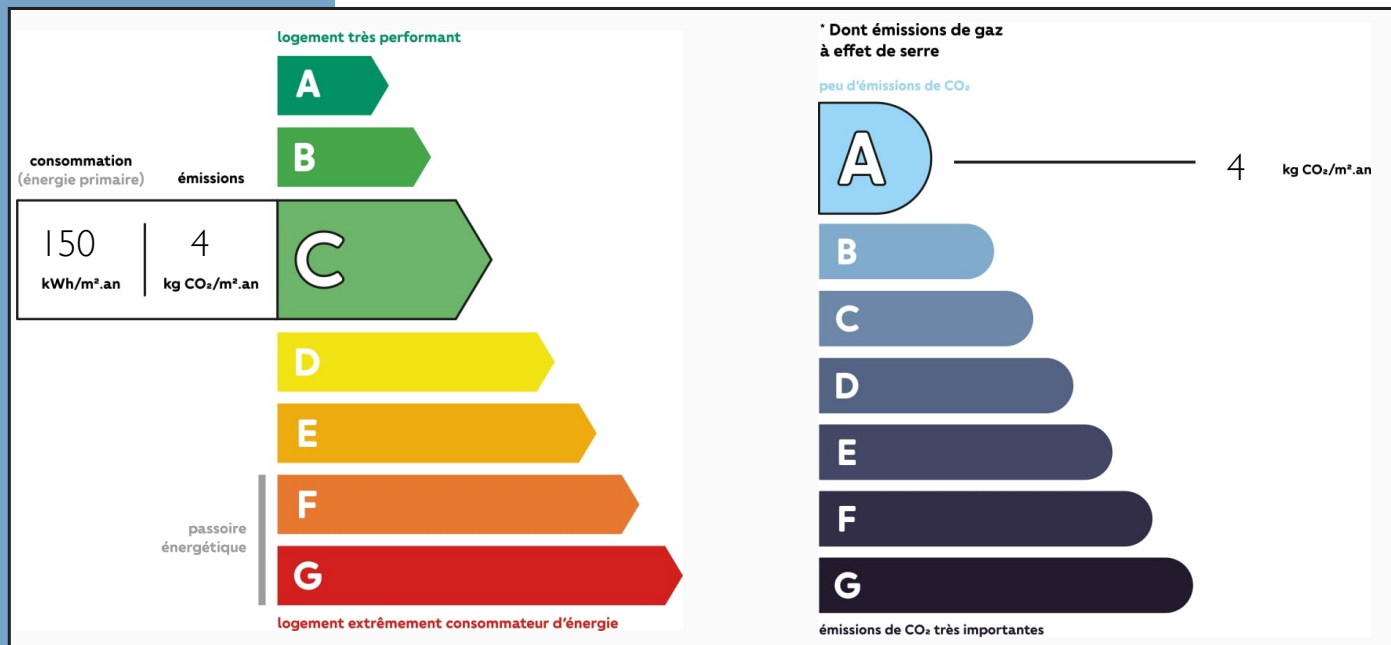
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ENERGIE-DPE

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



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
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