



75003 HAUT MARAIS, CHARMING DUPLEX 3P, 81
M2 ON 2ND AND TOP FLOOR WITH ELEVATOR
IN A BUILDING DATING FROM 1850

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PROPERTY FACT FILE	
REFERENCE	A32834MAG75
PRICE	€ 1,250,000 £ 1,046,063* <small>*agency fees included: 3 % TTC to be paid by the buyer (1 210 000 EUR hors honoraires)</small>
BEDROOM	1
BATHROOM	2
ACCOMMODATION	90 m ²
LAND	0 m ²
TOWN	Paris 3e Arrondissement
DEPARTMENT	Paris
LOCATION	City property
TYPE	
CONDITION	Good condition
FEATURES	Fiber optic, Lift
<small>*Price based on current exchange rate which is subject to change</small>	



- Center Marais
- Apartment with charm
- Triple exposure
- Calm
- Bright

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Paris 3e - Rue Chapon - In a beautiful building, magnificent 81 m2 (77 Carrez and 90 m2 floor area) duplex apartment overlooking the former Hôtel Jean Bart and its wooded garden. Located on the 2nd and 3rd floors with elevator in a paved courtyard, you'll love this apartment with its 3m20 high ceilings. With its triple exposure

DESCRIPTIF

Energy performance

- 289 E / 62 E --> Final Energy 279 E
- Essential work to upgrade to D --> between €6100 and €9200
- Additional work required to upgrade to C --> between €4200 and €6200

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

- Apartment --> Weighting 83.23m2 = 15,019 euros/m2
- Total living space --> 89.60 m2 Habitable ; 76.86 m2 Carrez ;
- Room details: Living room 31.88 m2; Kitchen/Dining room 27.45 m2;
- Shower room/WC: 3.64 m2; Hallway: 1.3 m2; Landing: 0.21 m2;
- Bathroom/WC: 2.06 m2; Bedroom + Dressing room: 10.32 m2.
- Cellar No. 33

Investor info :

- Furnished rental potential 35.9€ / m2 / month --> 2988€ (ref DRIHL or SeLoger) --> 2.87% projected yield

Ready to move in, after refreshing paintwork to taste. Fitted kitchen, sunny, through-view with single-glazed windows and velux window on flowered courtyard side. Possibility of creating a 2nd bedroom in the living room, with 3.20m high ceilings, functional fireplace, solid oak parquet flooring and numerous custom-made cupboards and storage space. On the 2nd and 3th floors out of 3, two apartments on the first floor, secure building (Vigic + digicode and armored door), standard elevator, high-speed fiber optics and individual gas heating. No condominium works voted or planned. Charges €255/month including maintenance of common areas + water. Property tax 1409 €/year Ideal for pied-à-terre or investment, suitable for liberal professions without noise pollution.

In the heart o

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32834MAG75>

COMPLETE FILE AND PHOTO ON REQUEST



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

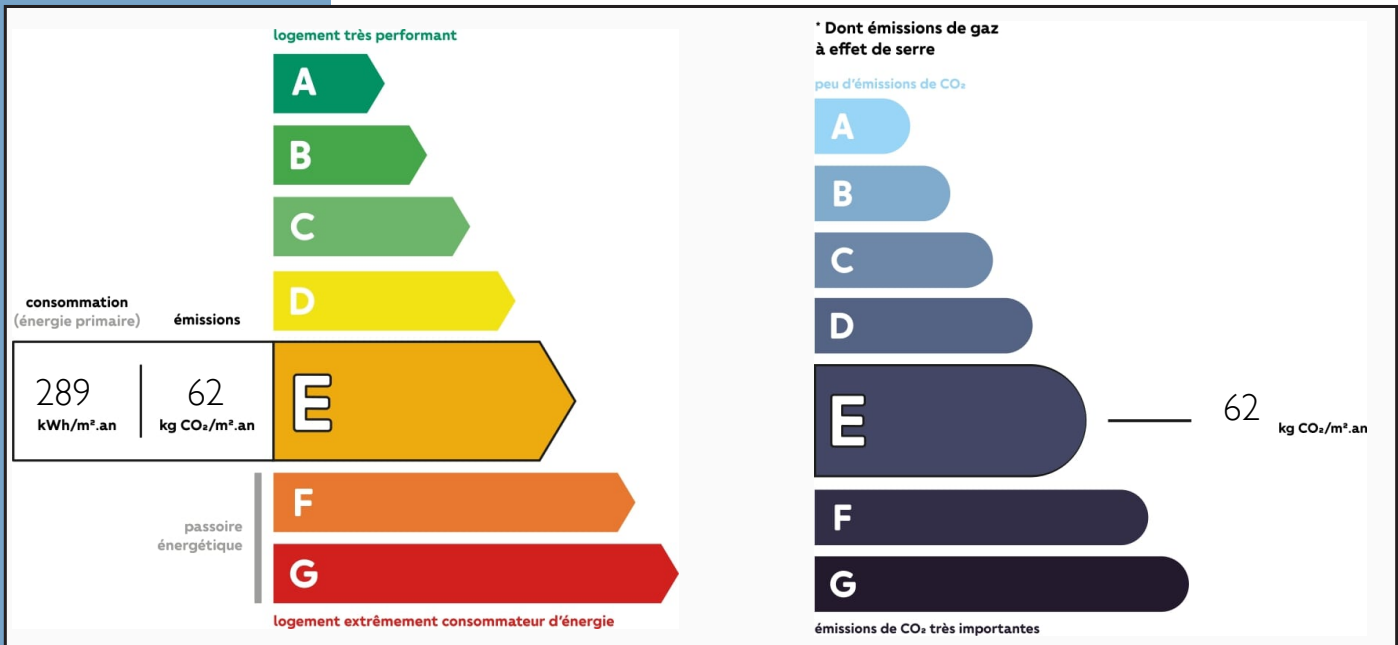
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ENERGIE-DPE

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



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
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