



75003, HAUT MARAIS, LOVELY 2P (T2)
APARTMENT FOR 64 M2 + PRIVATE 27M2
GARDEN ON THE GROUND FLOOR OF A
BEAUTIFU

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OF ...



PROPERTY FACT FILE	
REFERENCE	A33441MAG75
PRICE	€ 1,260,000 £ 1,042,776* <small>*agency fees to be paid by the seller</small>
BEDROOM	1
BATHROOM	1
ACCOMMODATION	66 m ²
LAND	27 m ²
TOWN	Paris 3e Arrondissement
DEPARTMENT	Paris
LOCATION	City property
TYPE	
CONDITION	Good condition
FEATURES	Fiber optic, Terrace
<small>*Price based on current exchange rate which is subject to change</small>	



- Beautiful location in the heart of the Marais
- Beautiful condominium
- Terrace
- Beautiful volumes
- Charming

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ARIS 3e - Métro Temple ou Arts et Métiers - 2 Rooms (T2) - 64 m2 + terrasse 27 m2 - Energy label class F - See 360 visits and map - Close to rue de Bretagne and square du Temple. The property is located on the first floor of a beautiful, superbly maintained building dating from 1894. The American loft-style property comprises an

DESRIPTIF

Surfaces for lots included in price: - Total living space --> 66.39 m2 Habitable ; 63.06 m2 Carrez - Weighting --> 64.72 m2 = 18.943 euros/m2 Room details: Entrance 2.24 m2 ; Living/dining room: 27.96 m2 ; Kitchen 5.37 m2 ; Bedroom 15.67 m2 ; Terrace 27 m2 ; WC: 5.8 m2 ; Shower rooms 3.06 m2 ; Dressing room: 2.96 m2. - Lots total tantièmes --> 33 / 1002e

Investor info :

- Furnished rental potential €40 / m2 / month --> €2,560 (ref DRIHL or SeLoger) --> 2.43% projected yield

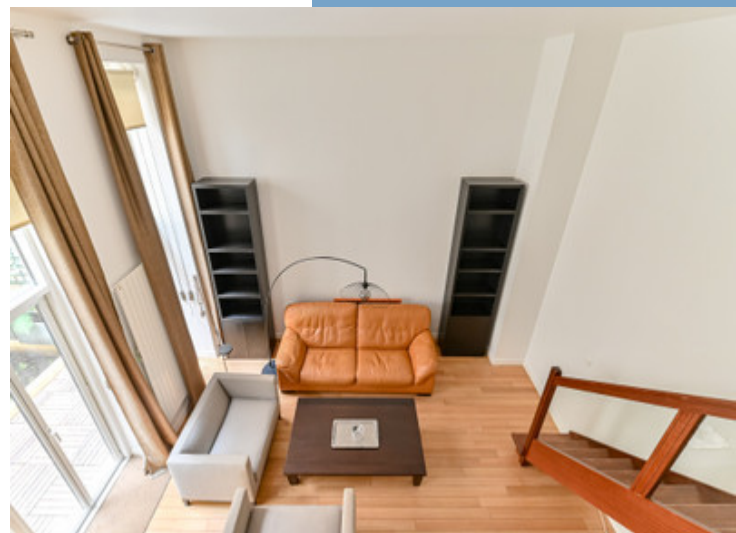
Features: Completely remodeled apartment, ready to move in after tasteful paintwork refreshment, new, modern kitchen, S/E orientation, large bay windows in the living room with 4-meter high ceilings. The living room opens onto a 27 m2 terrace overlooking the building's private courtyard (exclusive right of use), with numerous custom-made cupboards and storage space in the kitchen and a XXm2 dressing room. On the ground floor of the 5-storey building. Secure building (Vigic + Interphone/digicode and armored door), elevator up to standard, high-speed fiber optics. Individual electric heating, no condominium works voted or planned, charges €150/month including 24/7 janitor or maintenance of common areas + water, property tax €XXX/year, ideal first purchase/ pied-à-terre or investment, may be suitable for liberal professions without noise nuisance.

In the heart of the Enfants Rouges administrative district, this 5-storey, ground-floor building was built in 1894 and houses a building with elevator

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33441MAG75>

COMPLETE FILE AND PHOTO ON REQUEST

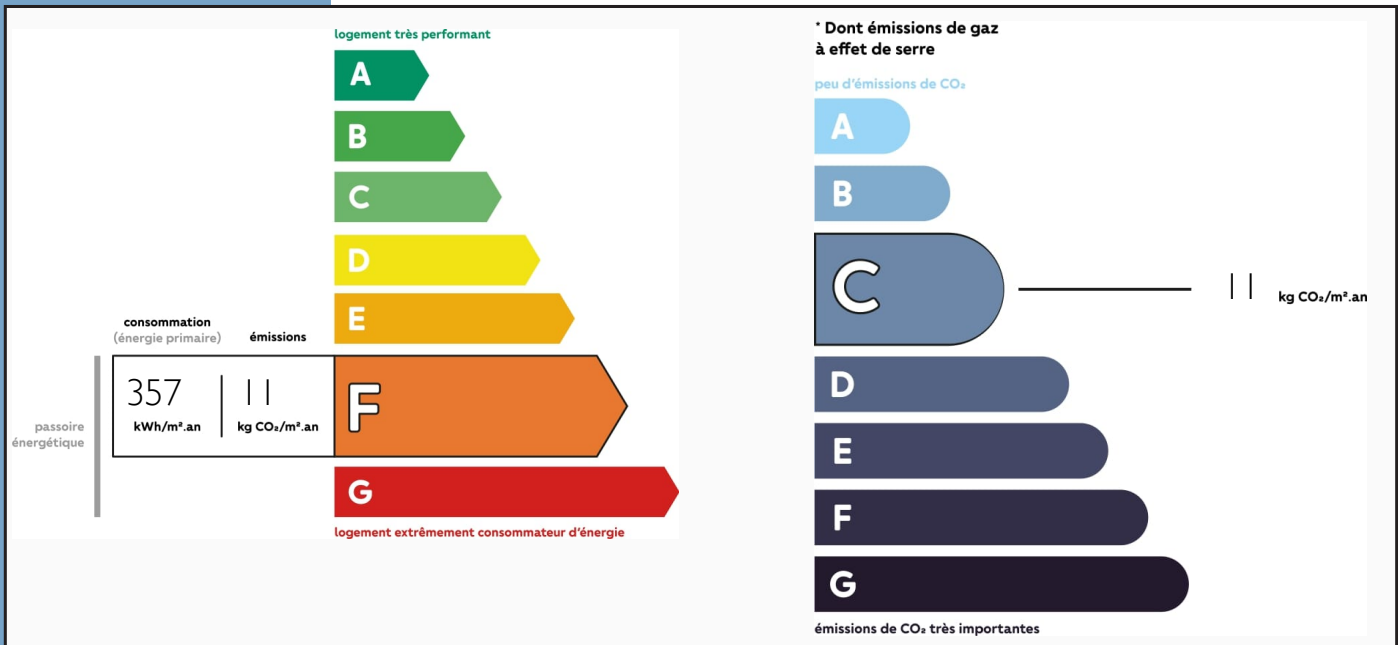


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ENERGIE-DPE

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



NOTICE

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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
ON REQUEST

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