



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

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



| PROPERTY FACT FILE  |   |
|---|---|
| REFERENCE   | A33441MAG75   |
| PRICE   | € 1,260,000<br>£ 1,045,359*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM   | 1   |
| BATHROOM  | 1   |
| ACCOMMODATION   | 66 m <sup>2</sup>   |
| LAND  | 27 m <sup>2</sup>   |
| 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

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

Ref : A33441MAG75

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

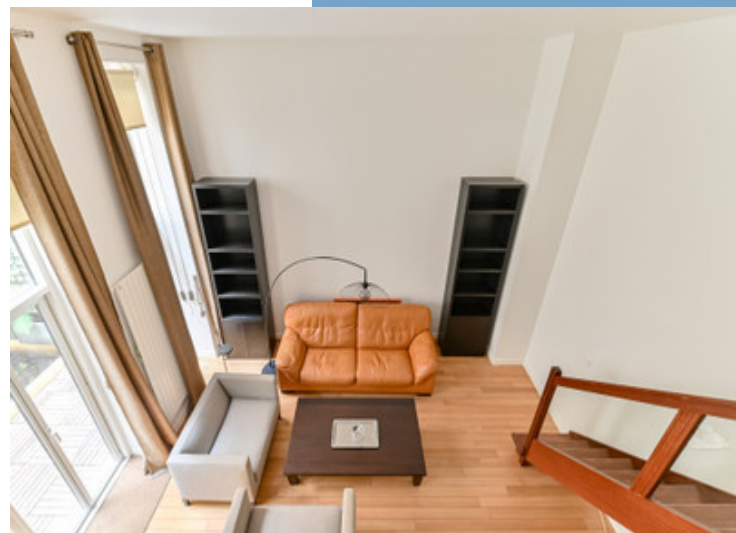
Features: Completely remodeled apartment, ready to move in after tasteful paintwork refreshment, new, modern kitchen, S/E orientation, large bay windows in the living room with 4-meter high ceilings. The living room opens onto a 27 m2 terrace overlooking the building's private courtyard (exclusive right 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



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

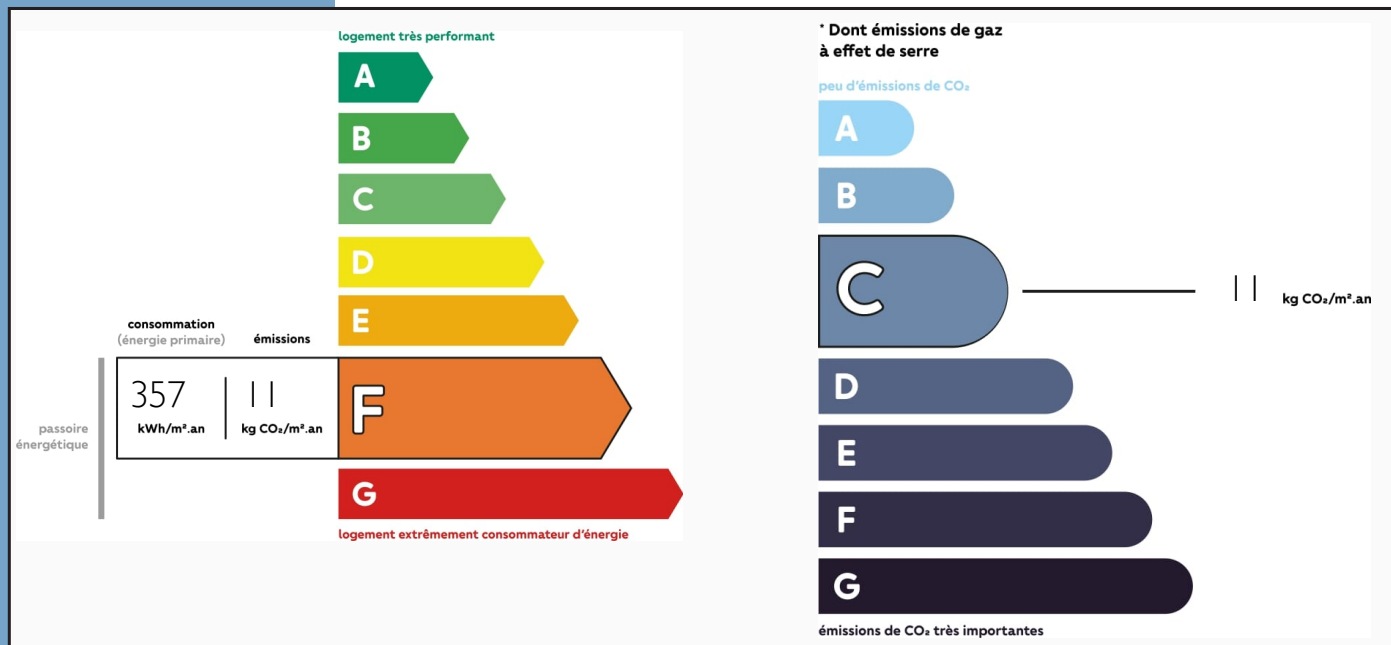
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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

Ref : A33441MAG75

## 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

Réf : A33441MAG75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)