



75003 A STONE'S THROW FROM PLACE DES
VOSGES, CHARACTERFUL DUPLEX APARTMENT ,
112M²,
2 BEDROOMS/2 BATHROOMS.

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FROM PLACE DES VOSGES,
CHARACTERFUL DUPLEX
APARTMENT , 112M²,
2 BEDROOMS/2 B...



PROPERTY FACT FILE	
REFERENCE	A33093CCH75
PRICE	€ 1,680,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 600 000 EUR hors honoraires)
BEDROOM	2
BATHROOM	2
ACCOMMODATION	112 m ²
LAND	0 m ²
TOWN	Paris 3e Arrondissement
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Apartment
CONDITION	Good condition
FEATURES	Character property
*Price based on current exchange rate which is subject to change	



- A stone's throw from the famous Place des Vosges
- Historical building from 1597
- Oak parquet flooring, wood paneling and fireplace
- Elegance, comfort, and functionality.
- Turnkey property ready to move in.

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A stone's throw from the remarkable Place des Vosges, in a historic 16th-Century building with four floors, this characterful Duplex apartment is located on the Ground floor.
With a total floor area of 117 square meters, (111.93m² under the Carrez Law), the property is laid out as follows.

DESCRIPTIF

Details, surface areas, and miscellaneous information:

Les Archives Neighborhood, 75003 Paris.

This characterful Duplex apartment is located on the Ground floor of a historic 16th-century building, constructed in 1597, with four floors. It comprises Three main rooms and ancillary rooms.

With a total floor area of 117m² (111.93m² Loi Carrez), this property is presented as follows. On the Ground floor: a large entrance hall (7.09m²), a spacious living room (38.9m²), a bedroom (9.96m²), a bathroom with bathtub/shower and toilet (5.68m²), a first closet (0.4m²), second closet (0.32 m²), third closet (0.9 m²), fourth closet (0 m²), fifth closet (0.22 m²), an office (5.12 m²) and a fitted kitchen (9.54 m²).

On the mezzanine: a landing (2.38 m²), a second bedroom (11.73 m²), a bathroom with shower (3 m²), a separate toilet (1.19 m²), a sixth closet (1.41 m²), a seventh closet (0.56 m²), and a second office (3.9 m²).

In the basement: a landing (0.56 m²), a dressing room (4.2 m²).

The sale of this property concerns the following lots: Lot 14, Lot 15, Lot 10, and Lot 39.

Exposure: North/East

Cadastral section: 000 AN 0092 Area: 378m². Paris 3rd arrondissement.

Additional information:

Historic building from 1597.

Access to the building is secured by a Vigic magnetic key.

The common areas are well maintained.

Small co-ownership: 11 lots.

Collective gas heating for the building.

Monthly charges: 653 Euros.

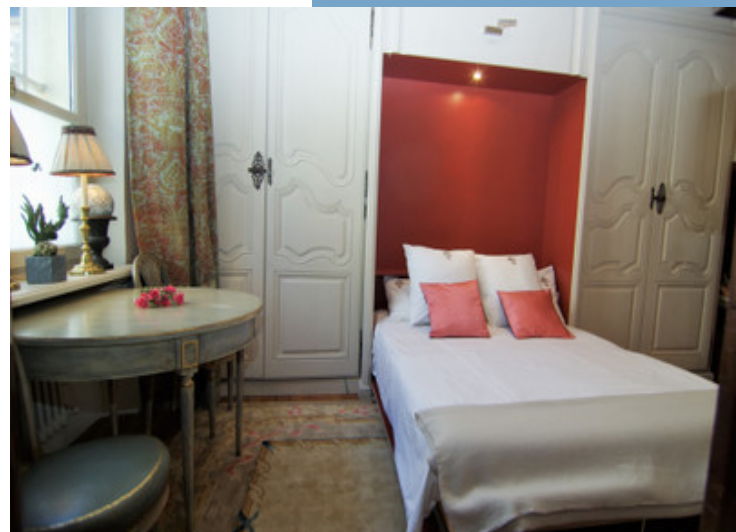
Property taxes: 1.579 Euros.

Ceiling height

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33093CCH75>

COMPLETE FILE AND PHOTO ON REQUEST



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

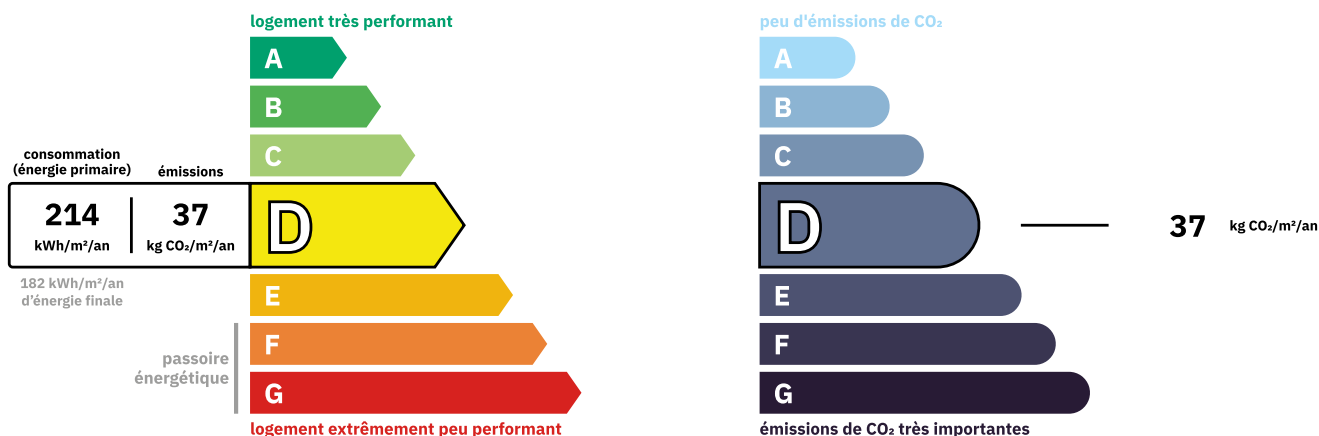
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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 2040 € and 2810€ for 2021

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 : A33093CCH75
FILE COMPLETE
AND PHOTOS
ON REQUEST

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