



PARIS IV | LE MARAIS | CHIC RENOVATED 3 BDR  
WITH ENSUITES | 113M<sup>2</sup> | HIGH CEILINGS AND  
EXPOSED BEAMS | AC

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ENSUITES | 113M<sup>2</sup> | HIGH  
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PROPERTY FACT FILE	
REFERENCE	A37416HHE75
PRICE	€ 2,250,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	3
ACCOMMODATION	113 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Paris 4e Arrondissement
DEPARTMENT	
LOCATION	
TYPE	
CONDITION	
FEATURES	
<small>*Price based on current exchange rate which is subject to change</small>	





- Prime Le Marais location (Rue des Archives)
- Fully renovated to high standard, AC
- Spacious 113m<sup>2</sup>, 3 bedrooms, 4 rooms
- High ceilings, large French windows
- Sold furnished

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Heart of Le Marais - Rue des Archives. Discover this chic, completely renovated 113m<sup>2</sup> apartment on the 2nd floor (via stairs) of a building, situated on the quiet courtyard side. This 4-room property features 3 bedrooms and a large main room with fantastic high ceilings and large French windows. Gutted and redone to a high standard with brand

## DESCRIPTIF

Located on the sought-after Rue des Archives in the vibrant heart of Le Marais, Paris 4th, this superb 113m<sup>2</sup> apartment offers a unique blend of classic Parisian charm and contemporary luxury. Situated on the 2nd floor and accessed via a charming staircase, the property benefits from a tranquil position overlooking the courtyard.

Currently nearing the end of a complete, high-quality renovation where the space was entirely gutted, this apartment will feature brand new, never-used fixtures and fittings throughout. The architect-led redesign showcases fantastic ceiling heights and large French windows, bathing the space in natural light. The layout comprises four rooms, including a spacious main reception area and three well-proportioned bedrooms. Modern comforts include integrated air conditioning.

The images provided are architect's renderings, illustrating the intended style and finish (non-contractual photos). There is potential for the apartment to be sold inclusive of some of the main furniture pieces, offering a turnkey solution for buyers seeking a calm, beautifully finished home. This is an excellent opportunity to acquire a newly renovated, high-specification apartment in one of Paris's most desirable districts, ready for the new owner to add their personal final touches.

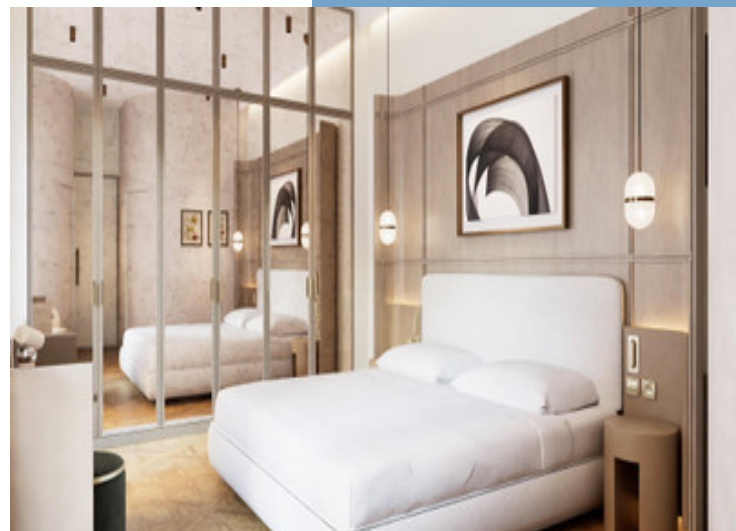
Information about risks to which this property is exposed is available on the GéoRisques website : <https://www.geoRisques.gouv.fr>

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A37416HHE75>

COMPLETE FILE AND PHOTO ON REQUEST

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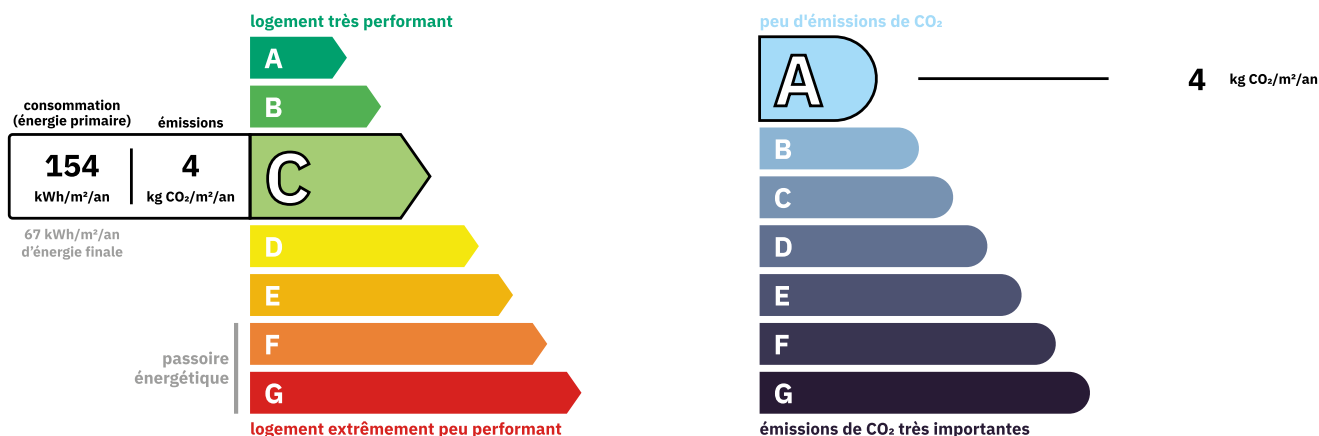


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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
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Property Moderately efficient  
Estimated annual energy costs  
between 1340 € and 1880€ for 2023

## 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.

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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

Réf : A37416HHE75  
FILE COMPLETE  
AND PHOTOS  
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