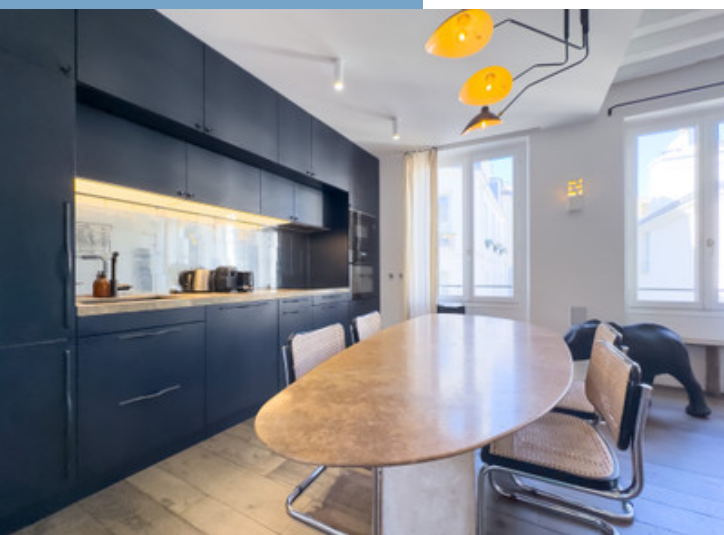




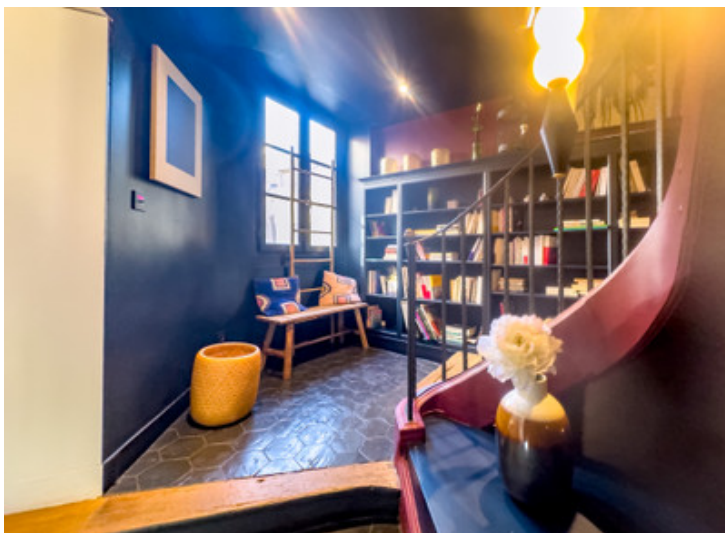
75003, HAUT MARAIS, SPLENDID 2-ROOM  
DUPLEX APARTMENT (T2) MEASURING 75M<sup>2</sup> ON  
THE 3RD AND 4TH FLOORS OF A BUILDI

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75003, HAUT MARAIS,  
SPLENDID 2-ROOM  
DUPLEX APARTMENT (T2)  
MEASURING 75M<sup>2</sup> ON THE  
3RD AND 4TH FLOORS ...



PROPERTY FACT FILE	
REFERENCE	A40026MAG75
PRICE	€ 1,310,000 £ 0* *agency fees to be paid by the seller
BEDROOM	1
BATHROOM	1
ACCOMMODATION	74.1 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Paris 3e Arrondissement
DEPARTMENT	
LOCATION	City property
TYPE	
CONDITION	
FEATURES	Fiber optic, Linky, Double glazing
*Price based on current exchange rate which is subject to change	





- In the heart of the Marais district
- Bright
- Clear view
- Charm
- Recent work

75003, HAUT MARAIS,  
 SPLENDID 2-ROOM  
 DUPLEX APARTMENT (T2)  
 MEASURING 75M² ON THE  
 3RD AND 4TH FLOORS ...

Ref : A40026MAG75

PARIS 3rd arrondissement - St Sébastien Froissard OR Saint-Paul metro station - 2 rooms (T2) - 74m² - Energy rating class F. See 360° tours and floor plan. A stone's throw from Place des Vosges and in the heart of a charming building typical of the Marais. Located on the 3rd and 4th and top floors with a beautiful unobstructed view of the

## DESCRIPTIF

Investor information:

- Furnished rental potential €41.2/m²/month --> €3,053 (ref DRIHL or SeLoger) --> 2.71% projected return.

Features: refurbished at the end of 2021, apartment completely remodeled and ready to move into after a fresh coat of paint, modern kitchen, south/west facing, bright with large windows overlooking the quiet Rue Dubelleye. 2.90m high ceilings with working fireplace, solid wood flooring, numerous custom-made cupboards and storage space. Apartment, not semi-detached. Secure building (digital code and reinforced door), high-speed fiber optic internet, bicycle parking in the courtyard. Individual gas heating. No co-ownership works voted or planned. Roof work voted on and to be completed by the end of 2021. Installation of air conditioning approved by the co-ownership. Charges €300/month including maintenance of common areas + water. Property tax €1,330/year, ideal first purchase/pied-à-terre or investment, suitable for professionals without noise nuisance.

In the heart of the Archives administrative district, this four-story building with a ground floor was built in 1750. It comprises two buildings without elevators and has 15 apartments. It stands on a 467 m² plot located 214 m from the Saint Sébastien Froissard metro station (L8) and 850 m from the Saint Paul station (L1). Victor Hugo Middle School is 345 m away. Velib' station is just a stone's throw away.

3rd Arrondissement - Primarily a residential neighborhood, this is the quiet

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40026MAG75>

COMPLETE FILE AND PHOTO ON REQUEST

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

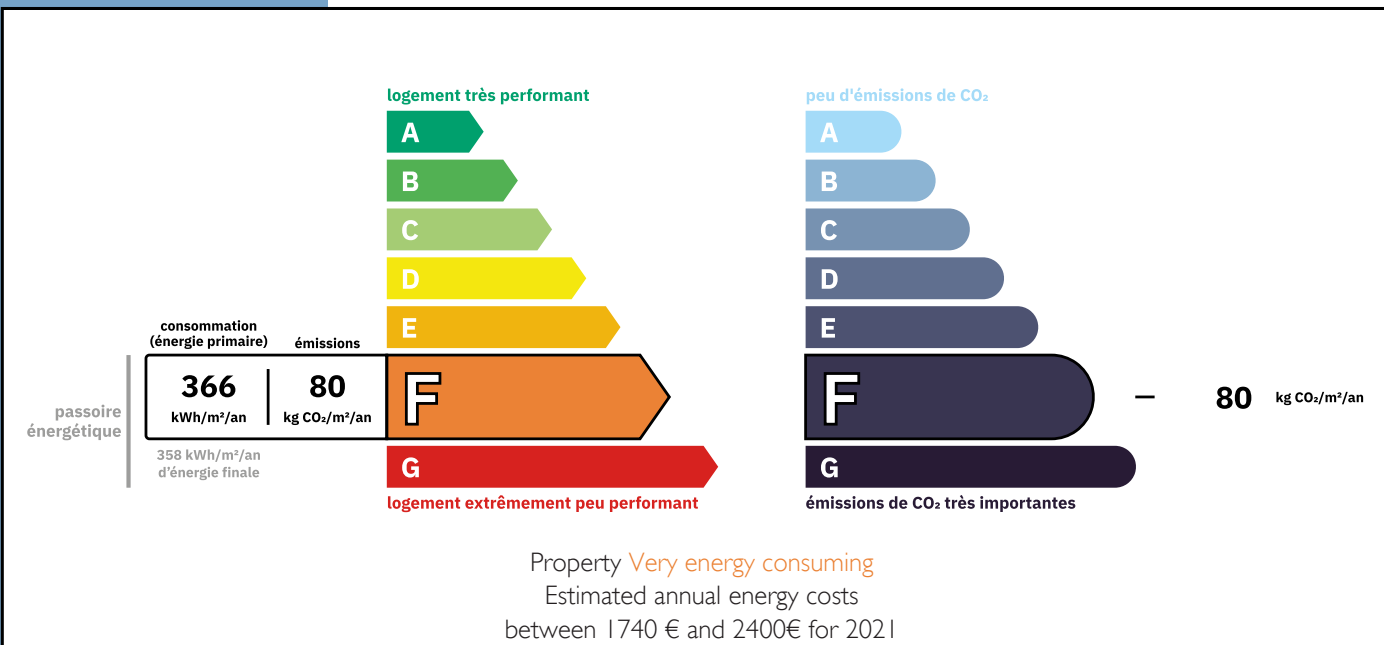


75003, HAUT MARAIS,  
SPLENDID 2-ROOM DUPLEX  
APARTMENT (T2) MEASURING  
75M² ON THE 3RD AND 4TH  
FLOORS ...

Ref : A40026MAG75

## 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

Réf : A40026MAG75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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