LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



VILLAGE SAINT PAUL, LE MARAIS 4TH. CHARACTER ONE BEDROOM APARTMENT, 65 SQM CARREZ,QUIET LOCATION, 2ND FLOOR.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A43541CCH75
PRICE	€ 895,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (852 380 EUR hors honoraires)
BEDROOM	1
BATHROOM	2
ACCOMMODATION	65 m²
LAND	0 m²
TOWN	Paris 4e Arrondissement
DEPARTMENT	
LOCATION	Town property
TYPE	Appartement, Family Home
CONDITION	To be renovated, Habitable, New Build
FEATURES	Double glazing

*Price based on current exchange rate which is subject to change





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- Village Saint Paul & Marais: A haven of peace
- Character One bedroom apartment
- Exposed beams, terracotta tiles, stone fireplace
- Small co ownership
- LEGGETT PARIS PRESTIGE.

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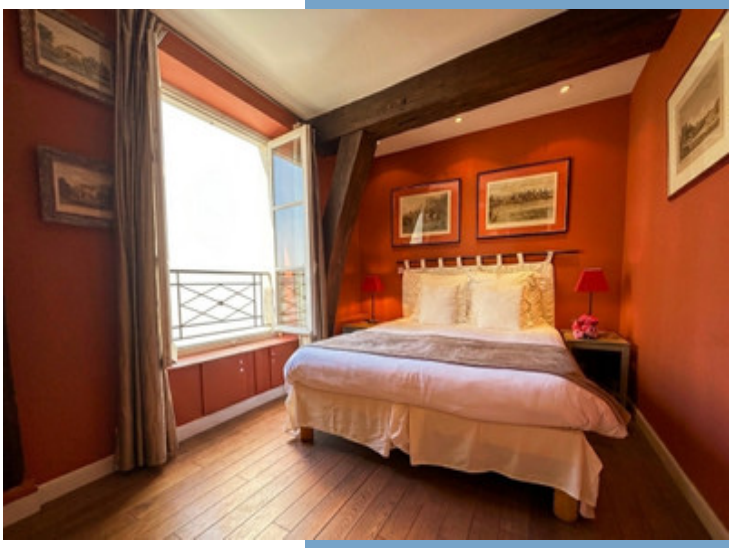
Paris 4 - Village Saint Paul & Marais: A haven of peace and tranquility.
Located on Rue Charles V, in a four-story building with a courtyard built in 1700, this character One bedroom apartment is situated on the Second Floor, accessible via the common stairwell.
With a total surface area of 65.01 m² (Carrez law), the apartment is



DESCRIPTION

75004—Arsenal District: Saint Paul Village and Marais.
Rue Charles V is a peaceful residential street.

Located on the 2nd floor of a 4-story building with a courtyard, built in 1700 and comprising 26 units, this character property is accessible via the common stairwell.
With a total surface area of 65.01 m² (Carrez law), the sale of this apartment includes the following units: lot No. 61, lot No. 62, lot No. 63, and lot No. 64.
The property is laid out as follows: A large living area with a living room, dining room, and office space (37.50 m²), a quiet south-facing bedroom overlooking the courtyard (12.45 m²), a first bathroom adjoining the bedroom with a bathtub/shower and toilet (3.96 m²), a fitted and equipped kitchen (6.52 m²), a hallway (1.65 m²), and a second bathroom with a shower and guest toilet (2.88 m²).
In addition, two combined cave units: Lot No. 86 and Lot No. 87.



Additional information:
- Small condominium: 26 apartments.
- Access to the building is secured by a digital code.
- The common areas are well maintained.
- Individual gas heating.
- Ceiling height: 2.60 meters.
- Annual charges fees: 2,730 euros (228 euros/month).
- 2024 property taxes: 1,576 euros.

- Property Exposure: North and South.
- Living area, north-facing: Living room, dining room, and office space, with three double-pane windows. Facing Rue Charles V, a primarily residential street.
-North-facing kitchen: Double window. Overlooking Rue Charles V.
-South-facing bedroom: ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43541CCH75
COMPLETE FILE AND PHOTO ON REQUEST

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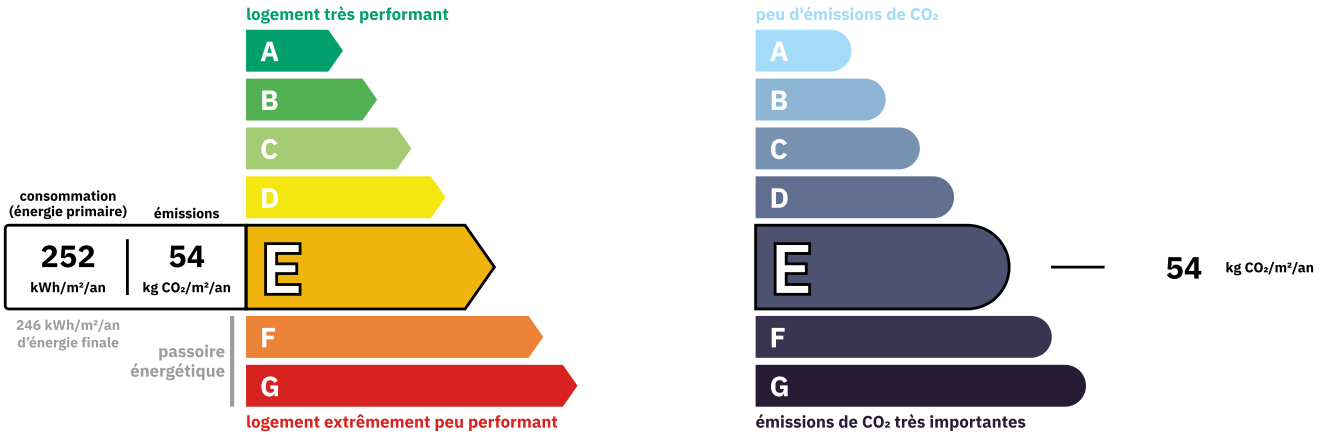
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 1520 € and 2110€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A43541CCH75
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