



EXCEPTIONAL: PLACE DES VOSGES, PAVILLON  
DE LA REINE, DUPLEX, 6 ROOMS, 237M2,  
TERRACE, PANORAMIC VIEWS.

EXCEPTIONAL: PLACE DES  
VOSGES, PAVILLON DE LA  
REINE, DUPLEX, 6 ROOMS,  
237M2, TERRACE,  
PANORAMIC VIE...



| PROPERTY FACT FILE                                               |                                                                                                                     |
|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| REFERENCE                                                        | A28353CCH75                                                                                                         |
| PRICE                                                            | € 4,380,000<br>£ 0*<br>*agency fees included: 4 % TTC<br>to be paid by the buyer<br>(4 211 538 EUR hors honoraires) |
| BEDROOM                                                          | 4                                                                                                                   |
| BATHROOM                                                         | 3                                                                                                                   |
| ACCOMMODATION                                                    | 237 m²                                                                                                              |
| LAND                                                             | 5 m²                                                                                                                |
| TOWN                                                             | Paris 3e Arrondissement                                                                                             |
| DEPARTMENT                                                       |                                                                                                                     |
| LOCATION                                                         | Town property                                                                                                       |
| TYPE                                                             | Appartement, Family Home                                                                                            |
| CONDITION                                                        | Good condition                                                                                                      |
| FEATURES                                                         | Panoramic views, Historic<br>property                                                                               |
| *Price based on current exchange rate which is subject to change |                                                                                                                     |





- Exceptional location, Prestige address
- Remarkable 17th century building
- Large duplex, 3rd and 4th, top floor
- Panoramic views of Place Royale and its gardens
- Private terrace on the roofs

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On the Prestigious and Highly coveted Place des Vosges, Leggett Immobilier Prestige presents this rare property, located just a few steps from the Pavillon de la Reine, a remarkable 17th century building.

Accessed by a grand staircase, this characterful duplex apartment is

## DESCRIPTION

Surfaces and miscellaneous:

PARIS 75003-Place des Vosges/Quartier Les Archives-

A rare and exceptional property, a prestigious address, in the heart of the Royal Paris from 17th century.

The Place des Vosges, classified as historical monument, is one of the architectural gems of the capital and also emblem of the Marais district, between the 3rd and 4th arrondissements.

Designed according to a square plan, the square is surrounded by thirty-six pavilions housing high arcades, mixing limestone and red bricks, bluish slates and sloping roofs, windows with latticework and chainages. In the center, a gated garden of more than one hectare is an ideal place for a walk.

Symmetrical to the King's Pavilion, the Queen's Pavilion was built between 1605 and 1608, on a plot of 700m2.

Its first floor includes three arches, the central one being larger than the lateral ones, and these three arches allow to connect the Place des Vosges to the Rue de Béarn.

The Pavillon de la Reine is home to a renowned 5-star Palace hotel and a number of high-class private apartments.

An impressive grand staircase leads to the 3rd floor where the apartment is located.

This property of character in Duplex, on the 3rd and 4th last floor, with a total floor area of 237m2 (193 m2 Carrez Law, consists of 6 rooms including:

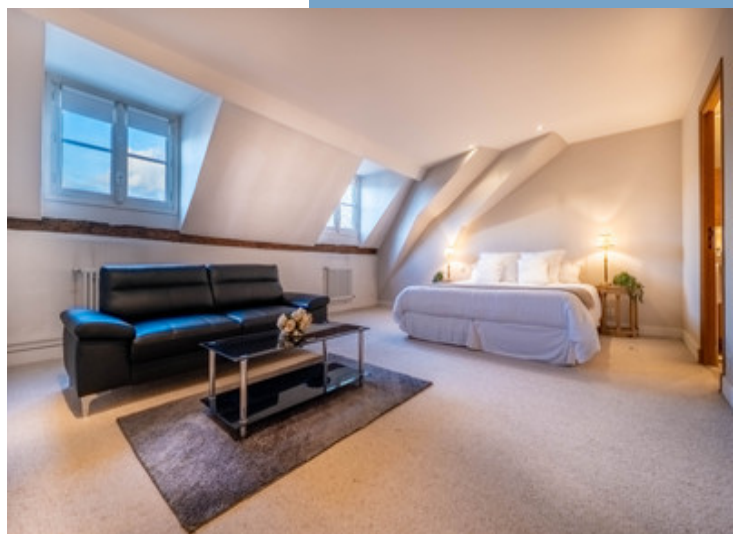
Large entrance (12,8m2) entirely covered with Burgundy stone.

Reception room (38,32m2) with fireplace, exposed beams, cathedral high ceilings and two South facing "Oeil de bœuf" window...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28353CCH75>

COMPLETE FILE AND PHOTO ON REQUEST



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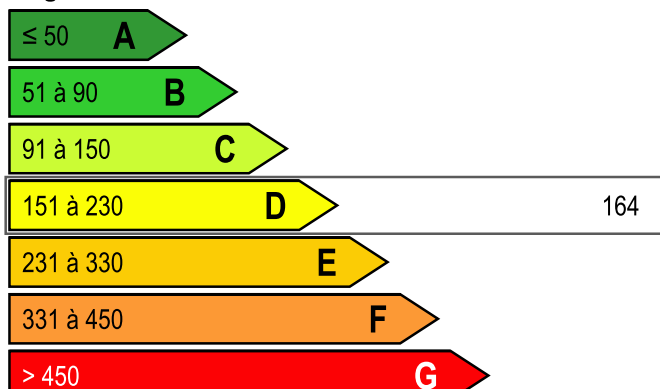
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VIEW...

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

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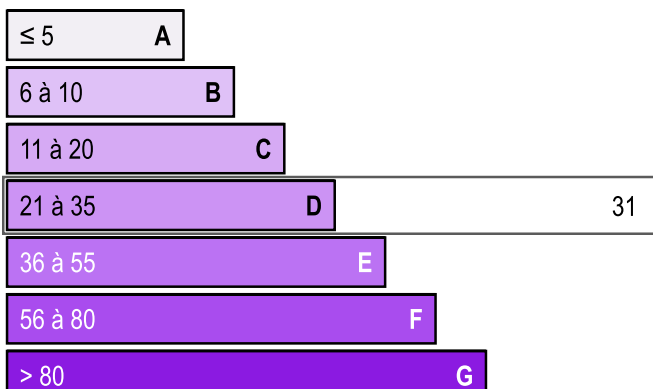
## ENERGIE-DPE

### Logement économe



### Logement énergivore

### Faible émission de GES



### Forte émission de GES

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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