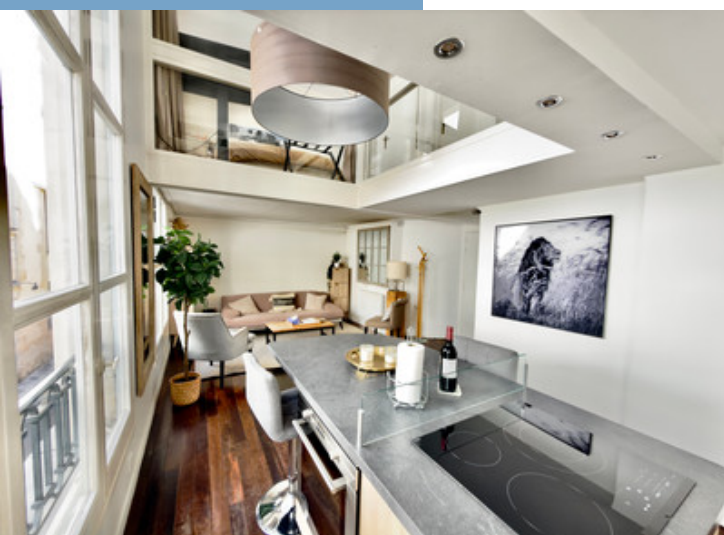
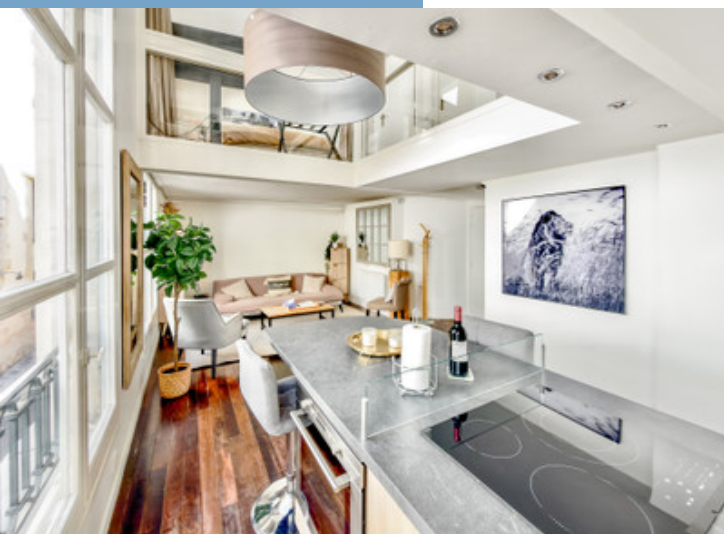




## PARIS IV – MARAIS / VIEILLE DU TEMPLE – 75 SQM DUPLEX APARTMENT - PRIME LOCATION

PARIS IV – MARAIS / VIEILLE  
DU TEMPLE – 75 SQM  
DUPLEX APARTMENT -  
PRIME LOCATION...



| PROPERTY FACT FILE                                               |                                                              |
|------------------------------------------------------------------|--------------------------------------------------------------|
| REFERENCE                                                        | A42887LUM75                                                  |
| PRICE                                                            | € 1,250,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM                                                          | 3                                                            |
| BATHROOM                                                         | 2                                                            |
| ACCOMMODATION                                                    | 75 m <sup>2</sup>                                            |
| LAND                                                             | 0 m <sup>2</sup>                                             |
| TOWN                                                             | Paris 4e Arrondissement                                      |
| DEPARTMENT                                                       |                                                              |
| LOCATION                                                         | Town property                                                |
| TYPE                                                             | Appartement, Family Home                                     |
| CONDITION                                                        |                                                              |
| FEATURES                                                         | Business potential, Character property, Double glazing       |
| *Price based on current exchange rate which is subject to change |                                                              |





- Prestigious Marais address
- Duplex 3 bedrooms + 2 baths
- Bright with generous volumes
- Basement parking available
- Proven rental investment

PARIS IV – MARAIS /  
VIEILLE DU TEMPLE – 75  
SQM DUPLEX  
APARTMENT - PRIME  
LOCATION...

Ref : A42887LUM75

Rare and bright, this 75 m<sup>2</sup> apartment offers a unique living environment in the heart of the Marais. With its generous volumes and timeless charm, it combines elegance and comfort in a sought-after location.

Spread over two levels, it features beautiful living spaces, three

## DESCRIPTION

Carrez Surfaces:

Entrance / Living room / Kitchen: 28.97 sqm

Bedroom 1: 9.50 sqm

Shower room / WC: 2.80 sqm

Staircase: 3.85 sqm

Landing / Office: 8.65 sqm

Bedroom 2: 9.35 sqm

Bedroom 3: 10.62 sqm

Bathroom: 3.35 sqm

Shower room: 2.78 sqm

WC: 1.10 sqm

Closet: 0.60 sqm

Total: 74.94 sqm Carrez

Annex: basement parking space

Vieille du Temple – The Marais

Located in the 4th arrondissement, Rue Vieille du Temple is emblematic of Le Marais, one of Paris' most historic and cultural districts. Cobble streets, private mansions, and museums make it one of the most sought-after areas for Parisians and international visitors alike.

An exceptional lifestyle

Le Marais combines historic charm with modern dynamism: art galleries, trendy cafés, renowned restaurants, and local shops create a unique atmosphere.

Educational excellence

Nearby are prestigious schools (public, private, and international), reinforcing the family appeal of this neighborhood.

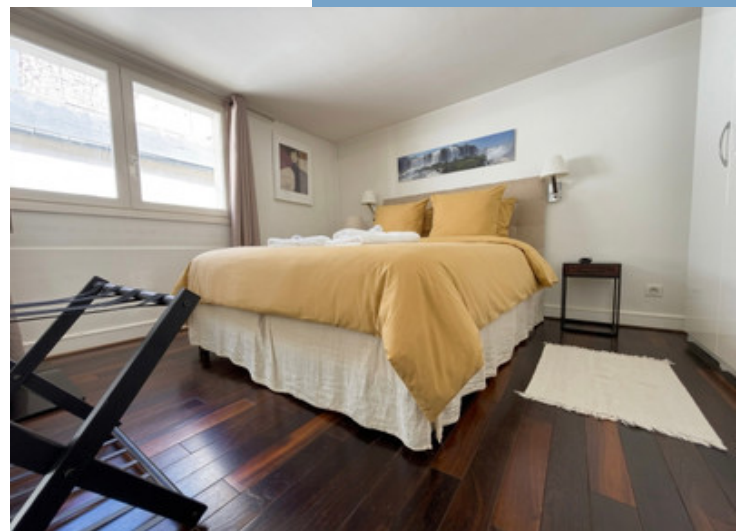
Iconic landmarks nearby

Within walking distance: Place des Vosges, Hôtel de Ville, Picasso

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42887LUM75>

COMPLETE FILE AND PHOTO ON REQUEST



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

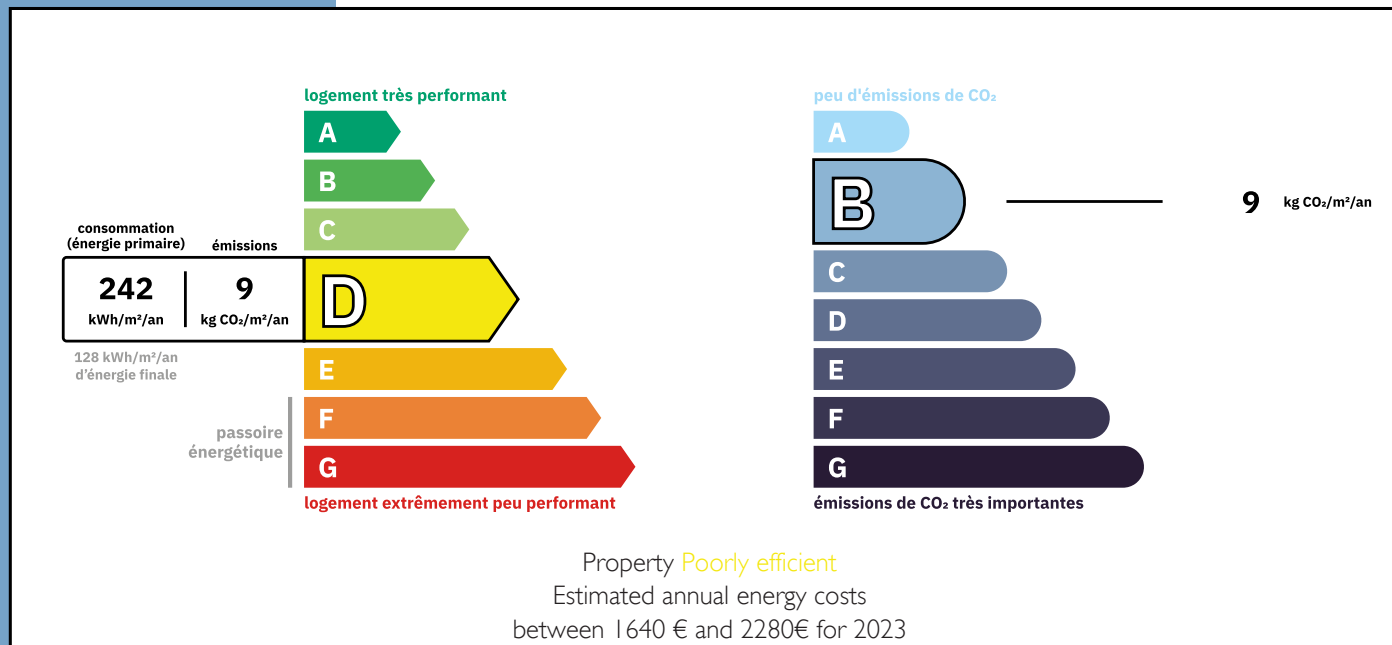
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

PARIS IV – MARAIS / VIEILLE DU  
TEMPLE – 75 SQM DUPLEX  
APARTMENT - PRIME  
LOCATION...

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

Ref : A42887LUM75

## ENERGIE-DPE



## 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 : A42887LUM75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)