



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

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MARAIS 4TH. CHARACTER
ONE BEDROOM
APARTMENT, 65 SQM
CARREZ, QUIET
LOCATION, 2N...



PROPERTY FACT FILE	
REFERENCE	A43541CCH75
PRICE	€ 975,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (928 570 EUR hors honoraires)
BEDROOM	1
BATHROOM	2
ACCOMMODATION	65 m ²
LAND	0 m ²
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	



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

VILLAGE SAINT PAUL, LE
MARAIS 4TH. CHARACTER
ONE BEDROOM
APARTMENT, 65 SQM
CARREZ, QUIET
LOCATION, 2N...
Ref : A43541 CCH75

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



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

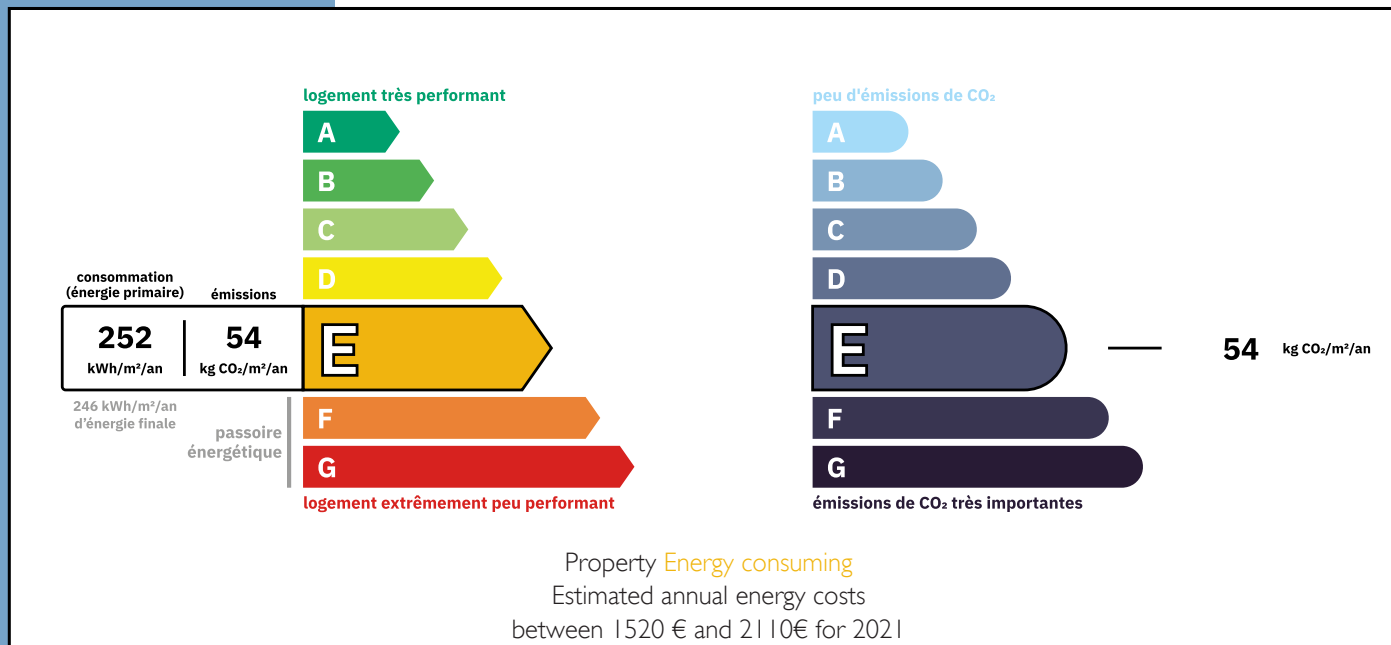
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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65 SQM CARREZ, QUIET
LOCATION, 2N...

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

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CONTACT

Réf :A43541CCH75
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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