

V a r e n n e

RUE DU TEMPLE / MARAIS.

With a surface area of 36 sqm (387.50 sqft), the flat, located on the 4th floor, comprises a large dual aspect lounge with a pretty view of a large tree-lined courtyard, a master bedroom with adjoining shower room, a large fully equipped kitchen, and a separate toilet. Completely renovated, the flat is ideal as a base or for a rental investment. In the heart of the Marais, in one of the most popular streets, the location is ideal.

**Olivier GRACIA**

- 06 25 74 86 35

ogracia@varenne.fr

**498 000 € incl. fees**

480 000 € excl. fees

Fees : 3.75 % ATI taxes charged to the buyer

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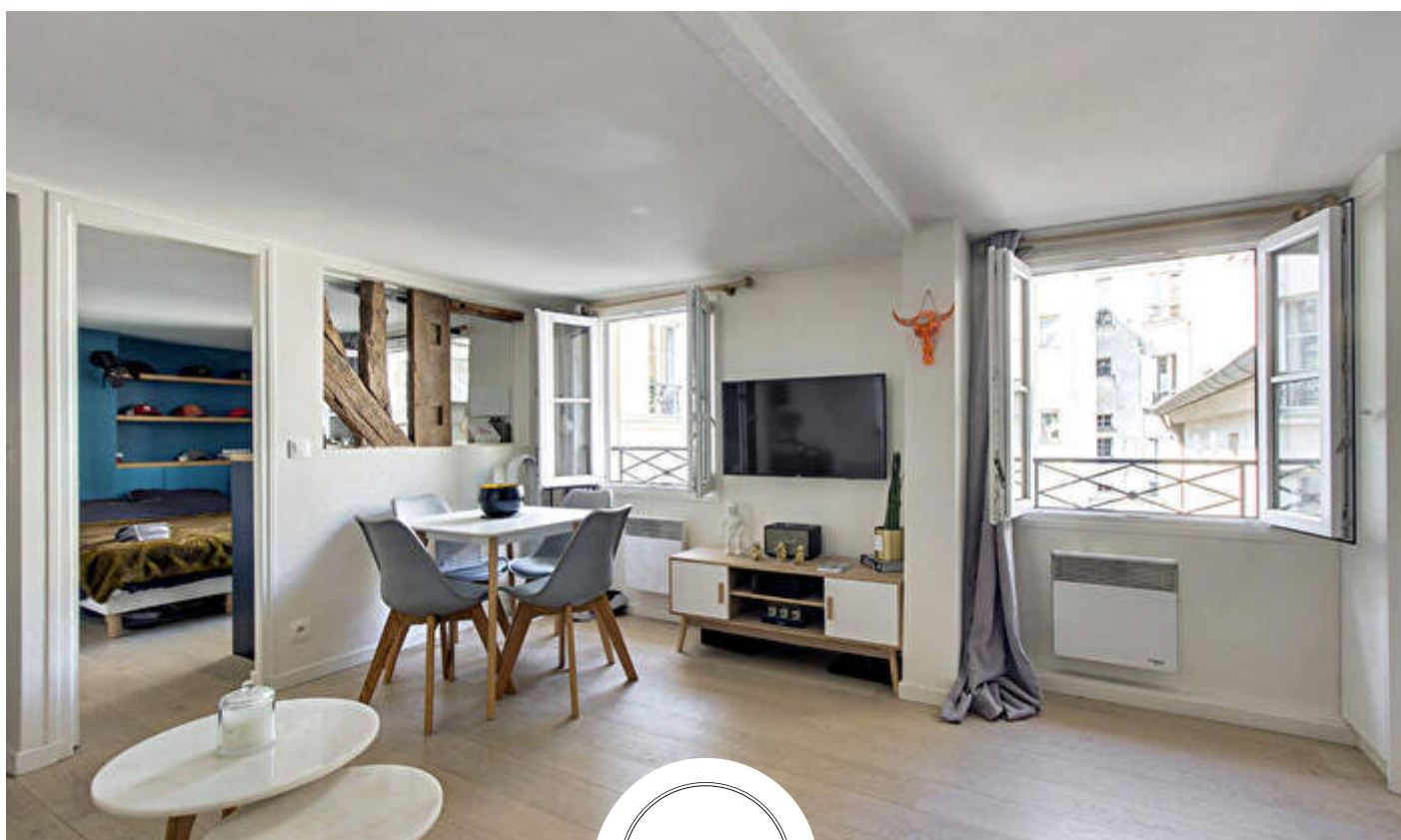
7 place Saint-Sulpice  
75006 PARIS  
T. +33 (0)1 45 55 79 10

42 rue Barbet de Jouy  
75007 PARIS  
T. +33 (0)1 45 55 79 00

14 avenue George V  
75008 PARIS  
T. +33 (0)1 45 55 79 20

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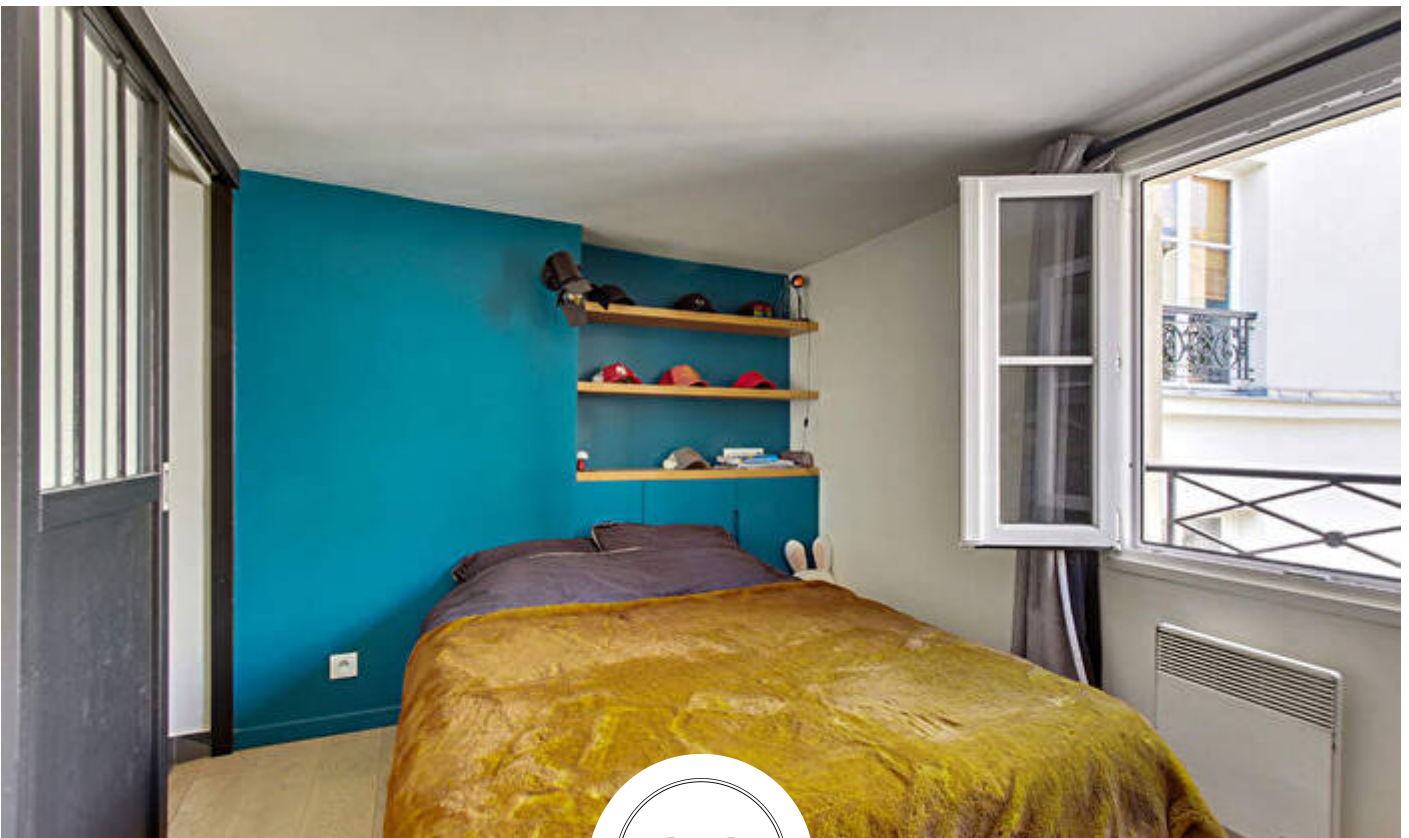
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**PROPERTY**

No. of rooms 2  
 No. of bedrooms 1  
 Floor 4  
 Orientation North-South

**BUILDING**

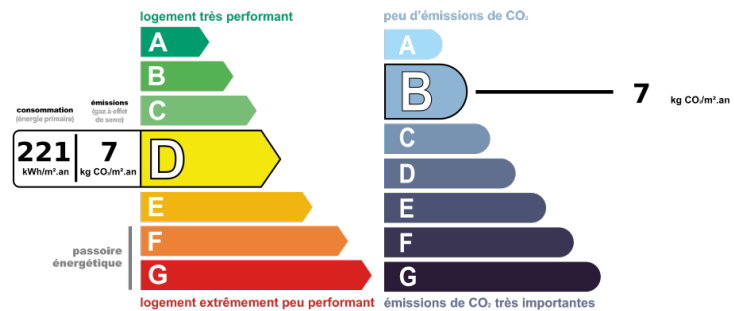
Condominium Yes  
 Unit(s) 12  
 Annual charges 924 €

**ANNEXES**

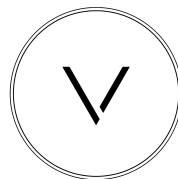
**CHARGES**

**OBSERVATIONS**

**DPE**



Estimation annual energy consumption between 540€ and 760€ on 07/04/2022



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