VENDÔME ESTATE



LE MARAIS-DUPLEX -85m2 - FURNISHED RENTAL - 75003

rue du Perche

On request

Apartment 85,0 m2 Floor: 3ème	Rooms: 3 Bedrooms: 2	Bathrooms: 2

Located on Rue du Perche, in the heart of the historic Marais district, Paris 3rd, this duplex of 85m² is situated on the 3rd and 4th floors of a well-maintained building with a secure and tree-lined courtyard. Ideally located just steps away from the Gardens of the National Archives, and a 5-7 minute walk to the metro (lines 1, 3, 5, 8, 9, and 11).

The furnished apartment features 2 bedrooms, 2 bathrooms, 3 toilets, 1 kitchen, and a living/dining room.

It combines modern charm with the character of an older building. Heating, hot water, and building charges are en plus. Tenant responsible for local residence tax, internet, and household waste tax. 1-year lease renewable for furnished secondary residence.

Agency fees: 1 month of rent with VAT. Information on potential risks associated with the property can be found on the Géorisques website: www.georisques.gouv.fr [1] The property is rented furnished.















Details

- Entrance: 3.4 m²
- Kitchen: 7.05 m²
- Living room: 27.52 m²
- Toilet: 2.45 m²
- Hallway: 2.54 m²
- Master bedroom: 17.85 m²
- Children's bedroom: 9.45 m²
- Bathroom / Toilet: 4.8 m²
- Shower room / Toilet: 2.85 m²
- Hallway: 2.7 m²
- Closet: 1.1 m²
- Attic: 3.7 m²

Additionally

- East-facing
- Sunny
- Modern
- Duplex
- Historic district
- Listed building

Legal information

- Energy - Conventional consumption: 240 kWhEP/m2/year
- Energy - Estimated emissions: 47 kg CO2e/m2/year
- Information on risks associated with this property is available on the Géorisques website: www.georisques.gouv.fr [1]
- Lease under civil code
- Security deposit: 2 months' rent Agency fees: 1 month's rent including VAT, payable by the tenant

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Liens
[1] http://www.georisques.gouv.fr/