

PARIS 75003 | 11 RUE BAILLY • ARTS & METIERS | €1,275,000



113 m² | 3 bedrooms | 1 bathroom | 1 WC | 3rd floor with elevator

Create Your Dream Home in the Highly Prized "Haut Marais"

Rare opportunity to renovate a classic Parisian apartment in the sought-after Arts et Métiers district. Set within an elegant, well-maintained Haussmannian building with elevator, this bright corner apartment features 3-meter (10ft) ceilings (approx.), original ornate moldings, and large windows, which provide beautiful natural light throughout, as well as open views over the Musée des Arts et Métiers. A balcony—an uncommon feature for a 3rd-floor apartment—adds to its charm.

The layout features three bedrooms (or two plus an office), a large kitchen with window, and interconnected living and dining areas, but its large, semi-flexible floorplan allows you the freedom to design the spaces to suit your lifestyle. Zoned for both residential and professional (*professions libérales*) use, the property offers exceptional versatility.

The "Arts et Métiers" district gets its name from the national conservatory of the same, founded in 1780. Indeed, "le troisième" is the richest neighborhood in Paris in terms of landmarks. Boasting 9 museums and 6 charming gardens, it is also home to the capital's oldest Chinatown. From the apartment you have easy access to the area's vibrant mix of culture, cafés, shops, and more.

113.67 m² - 108.91 loi carrez



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Les honoraires sont à la charge des acquereur | Commission paid by the buyer(s)

LOCALIZATION

Country: France
 City: Paris 75003
 Sector: Arts et Métiers
 Exposition: NW
 Floor: 3rd (American 4th)
 Total Floors: 6

AMENITIES

Elevator: YES
 Gardien: NO
 Cave: YES
 Parking: NO
 Bicycle Storage: NO
 Furnished: NO
 Balcony: YES

FINANCIALS

Price: €1,275,000
 Charges: €332.82/mo (€3,993.92/yr)
 Taxe Fonciere: €2,063/yr
 Taxe d'Habitation: N/A (was a primary residence)

INTERIOR

Total Rooms: 5
 Bedrooms: 3
 Bathrooms: 1
 Toilets: 1
 Kitchen: 1, to be renovated
 Heating: Individual gas
 Surface: 113.67m2 (approx. 1,223 sq. ft.)
 108.91 loi carrez
 Ceiling: 3.08m (approx. 10 ft.)
 Balcony: 2.1 m2 (approx. 22.6 sq. ft.)

COPROPRIETE

of units: 26 principal lots
 (habitation, commercial, office)
 Tantièmes: Apartment—lot #22 (84/1,000)
 Cave—Lot #9 (1/1,000 tantièmes)
 Planned Works: NO
 Annual Charges: €3,993.92 / yr (€998.48/qtr)
 Furnished: NO
 Balcony: YES

ROOMS

Parties de l'immeuble bâties visitées	Superficie privative au sens Carrez	Surface au sol
3ème étage - Entrée	12,5	12,5
3ème étage - Salle de bain	5,82	5,82
3ème étage - Cuisine	9,15	9,15
3ème étage - Chambre 1	14,88	15,7
3ème étage - Bureau	7,92	8,25
3ème étage - Séjour	23,78	23,79
3ème étage - Salle à manger	21,79	23,31
3ème étage - Chambre 2	15,07	15,65
Parties de l'immeuble bâties visitées	Superficie privative au sens Carrez	Surface au sol
3ème étage - Balcon	0	2,1





LOCAL TRANSPORT

Arts et Métiers		50m	Arts et Métiers		80m
Réaumur – Sébastopol		260m	Réaumur – Arts et Métiers		110m
Strasbourg – Saint-Denis		500m			
République		590m	Réaumur – Sébastopol		270m
Châtelet les Halles		750m	Grenier Saint-Lazare – Quartier de l’Horloge		300m
Hôtel de Ville		900m			
Châtelet		900m			