



Paris 75003 (Haut Marais)



50 rue VOLTA



299 000 €



19.42m²



Studio



1



1



NO elevator

Luxury "birdhouse" designer studio in the Haut Marais!

The apartment is located in the legendary and dynamic Arts et Métiers district in the 3rd arrondissement. Also known as the Haut Marais, where art reigns supreme: The Picasso Museum, the Museum of Arts and Crafts, and the National Archives Museum all exist within steps of the apartment. The neighborhood is also home to the Enfants Rouges market, a true Parisian institution and the oldest covered market in Paris from 1615. Place de la République is steps away, as is rue de Bretagne, the premier shopping street of Le Haut Marais.

Discover this beautifully renovated studio apartment, expertly styled by our renowned Interior Designer Martine di Mattéo, with a hand-painted mural by artist Pascal Amblard. Perched on the third floor, the space offers rooftop views and an abundance of natural light. Fully-furnished, with plenty of storage, and move-in ready, this thoughtfully designed gem combines modern comforts with timeless charm making it a perfect pied-à-terre or investment property. 3rd floor (no lift) - 19.06 m2 loi CARREZ.



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RSAC 917527152

* Les honoraires sont à la charge des vendeurs/Commission paid by the Seller(s)

Adrian Leeds Group SARL au capital de 5 000 Euros

R.C.S. Pontoise 894 482 819 | Numéro de TVA intracommunautaire: FR 20894482819

Carte Professionnelle : CPI 9501 2021 000 000 039, Délivrée par : CCI Ile de France le 06/12/2022

LOCALIZATION

Country: France
City: Paris 75003
Sector: Haut Marais, Arts et Métiers , République
Exposition: West
Floor: Third / 3rd (American 4th floor)
Total floors 6

FINANCIAL

Price: 299,000 €
Charges / Mo: 65.40/mo € (784.88 € /year)
Tax Foncier: 288 € /yr (2024)
Taxe d'habitation 692 € /yr (2024)

INTEREOR

No Pieces: 1
No Bedrooms: 0
No Bathrooms 1 (shower)
No W/C: in bathroom
Cave: None
Kitchen: Refrigerator, 2 cooktop, & microwave
Washer/Dryer combination unit
Heating: Individual electric
Measurement: 19m2 (204 sq ft)
19.1 loi carrez (205.5 sq ft)
Ceiling: 2.76M (9 feet)

AMENITIES

Elevator: NO
Gardien: NO
Cave: NO
Parking: NO
Bicycle Storage: NO

PIECES

Talieu récapitulatif des surfaces de chaque pièce au sens Loi Carrez :

| Partie de l'ensemble bâti étudié | Superficie positive en loi Carrez | Surface au sol |
|----------------------------------|-----------------------------------|----------------|
| Zone 0101 - Salon + Cuisine | 17,15 | 17,15 |
| Zone 0102 - Salle d'eau / Wc | 1,97 | 1,97 |

Superficie positive en m² du ou des lot(s) :

Surface loi Carrez totale : 19,06 m² (dix-neuf mètres carrés zéro six)
Surface au sol totale : 19,42 m² (dix-neuf mètres carrés quarante-deux)

COPROPRIETE

Copropriété de: 30 lots (16 apartments)
Tantièmes: Apartment lot # 14 (332/1026)
No procedures coming
Charges annually: 784.88 /year

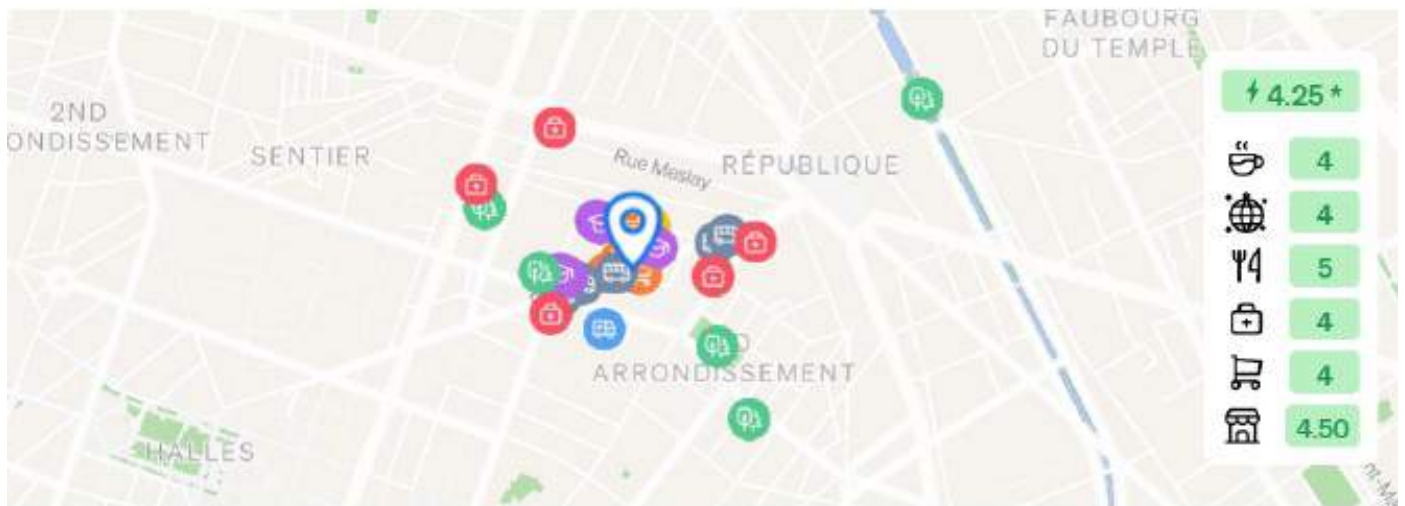


----- 3ème étage -----



POINTS D'INTÉRÊT

Points d'intérêt au 50 Rue Volta, 75003 Paris, France



🍴 Restaurants et Bars

| | |
|-------------|------|
| Chez Isaac | 0min |
| Chez Pinard | 1min |
| Chez eating | 1min |
| Chez Alain | 1min |
| Pramil | 1min |

🚌 Transport

| | |
|---|------|
| Arts et Métiers | 2min |
| Rue Conté, Rue de Turbigo côté numéros impair | 3min |
| Temple | 3min |
| Turbigo - République | 4min |
| Arts et Métiers | 4min |

🏥 Hôpitaux

| | |
|-------------------------------|------|
| Centre de santé Yvonne Pouzin | 4min |
|-------------------------------|------|

🏪 Pharmacies

| | |
|--------------------------------|------|
| Pharmacie du Carreau du Temple | 5min |
| Pharmacie des Arts et Métiers | 5min |
| Pharmacie Métro Temple | 5min |
| La Croix de Malte | 7min |
| Pharmacie Buénavida | 7min |

🛒 Épicerie

| | |
|-------------------|------|
| Bresil market | 1min |
| Auchan | 1min |
| Le Petit Parisien | 1min |
| Liberté | 2min |
| Turbigo market | 2min |

🎓 Écoles

| | |
|-----------------------------|------|
| École primaire | 2min |
| Collège Montgolfier | 2min |
| Lycée Turgot | 2min |
| Les petits chaperons rouges | 3min |
| Horizons University | 4min |

🌳 Nature

| | |
|--------------------------------|-------|
| Square du Général Morin | 4min |
| Square Émile Chautemps | 7min |
| Square du Temple - Elie Wiesel | 7min |
| Potager des Oiseaux | 10min |
| Square Frédérick Lemaître | 13min |

* Les scores de localisation vont de 0 à 5, 5 représentant la note la plus élevée.

NOTES: