



2 bedrooms  
Paris 75003

Managed by Us REF. 41748

€2,800 / MONTH (maintenance charges included)

**AVAILABLE: DEC 20, 2022**

rue de Thorigny, 75003 Paris  
1 bathroom, 2 wc | 80 m²/861 sq. ft.  
3rd floor without elevator

3rd district

Le Marais

Chemin Vert **M 8**

St-Paul **M 1**

## Specifications

- Security Deposit:** €5,600
- Heating:** private electric
- Water:** private (electric hot-water heater)
- Caretaker:** yes
- Balcony:** no
- Garden:** no
- Furnishings:** Contemporary
- Neighborhood:** Calm area
- Double-glazing:** none

## Description 2 bedrooms in Paris

On the 3rd floor of a fine 17e century private mansion, this stylish duplex offers a living room, an opened kitchen, two bedrooms, a library corner, a marble bathroom with toilets. With parquet flooring, a fireplace, beams and ample storage space, it is located in the heart of the capital's hi

Sleeping

2 bedrooms  
Sofa Bed

Cooking

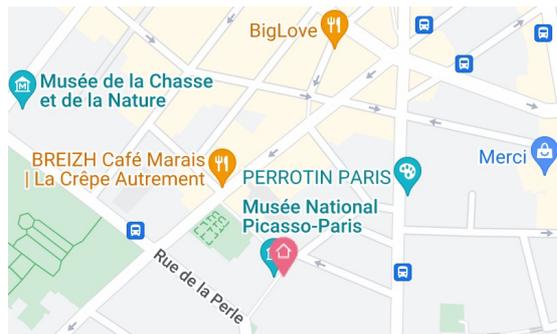
Separate Kitchen  
Fully equipped kitchen  
Dishwasher

Multimedia

2 TV

Storage

Storage  
Cellar



## Neighborhood

Le Marais

Nestled in the heart of the 4th arrondissement of Paris, the Marais district is sought by executive corporate clients and tourists. Its village-like atmosphere, with its small cobbled streets, trendy shops, grand cru restaurants, gay bars, and gourmet cafes, makes it always surprising. Formerly the Jewish quarter of Paris, this district still includes many kosher restaurants. The Marais brings together an invaluable cultural wealth through its museums (Musée Picasso Paris, Musée Carnavalet, Maison de Victor Hugo), exhibitions, art galleries, world restaurants and exceptional events on the forecourt of the Town Hall. The Place des Vosges, where the equestrian statue of Louis XIII acts as a meeting place for all, is the

Transports

Chemin Vert **M 8**

St-Paul **M 1**

School(s) nearby:

- Italian Primary School
- Ecole Active Bilingue
- College Eurécole

## Tenant Services and Fees

Classic Rental Package

Rental period one year to three years:

**Company Lease : €4,032**

(10% of the annual rent + 20% VAT = 1,44 month TTC)

**Individual Lessee : €3,360**

(10% of the annual rent, VAT 20% included = 1,2 month TTC)

Rental period less than one year:

## Energy Efficiency Rating

DPE (Energy Performance Certificate)

Economic housing



Energy-greedy housing  
in kWhEP/m² year

GES (Greenhouse gas)

Low greenhouse gas emissions



High greenhouse gas emissions  
in kg CO2/m² year