

North Paris | Close 2024 Olympic Village | Large houseboat 152m plus 30m terrace | Central Paris in 25 mn.



INFORMATION

Town:	L'Île-Saint-Denis
Department:	Seine-Saint-Denis
Bed:	2
Bath:	1
Floor:	151 m2
Plot Size:	30 m2



IN BRIEF

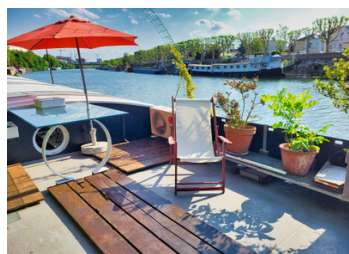
North Paris | Close 2024 Olympic Village | Large houseboat 152m² plus 30m² terrace | Central Paris in 25 mn – see virtual tour. Ideal as home office. Beautiful houseboat expertly designed and fitted by architect owner at an unbeatable price close to the new eco-district, Paris 2024 venues and future Olympic legacy infrastructure. The outdoor terrace leads us to a reception area of 23m² before we enter the main area of 80m² via a spectacular, industrial, floating, double staircase. This chestnut finished main area boasts high ceilings (7.5-10ft), is bathed in natural light thanks to the portholes and overhead skylights and always comfortable due to the twin reverse-cycle A/C units. Other spaces (total 45m²) are currently used as kitchen, office, archives and maintenance. The crews' quarters of 17m² include a living room, cabin and kitchenette with sink. The houseboat also has a shower room and WC. Live or...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The technical stuff: Freycinet class barge built in Germany in 1952 (as part of the post-war reparations deal), registration N° P 013460F; 38m75 x 5m07, draught: 0,70m. Last hull inspection was 2017. Equipped with a Baudouin DK6 motor (not started for over 12mths – serviceability TBC) and a second identical motor which is purely ornamental (see photos). All administrative papers in order, the houseboat is connected to mains water and electricity. Most recent hull inspection was 2021 (due every 10 years).

Hot water and heating: oil fired boiler, supplemented with reverse cycle A/C.

Transport : RER D (Paris train) Saint Denis = Châtelet les Halles 23mn door to door; Tram line T1 3mn on foot

L'Île Saint Denis: Is a 3 km long island in the Seine just north of Central Paris and varies in width from 100m to 300m. Since Paris was awarded the 2024 Olympics the island has seen significant development driven by the construction of Olympic venues and their integration in the legacy development of the area, most notably:

Construction of a new eco-district on the island which will house part of the Olympic village which, post Games, will host 131 200 m² of housing, businesses and services as well as a range of new green spaces

Redevelopment of the banks of the Seine in the area

Construction of a bridge solely for buses, cyclists and pedestrians connecting the Island to the new transport hub at Pleyel (Access to new metro lines 14, 15, 16...

LOCAL TAXES

Taxe foncière: 2263 EUR

NOTES