

IDEAL INVESTMENT FOR SEASONAL RENTAL: Duplex 85m2 - Ile de la cité. View Seine-Paris 04.



INFORMATION

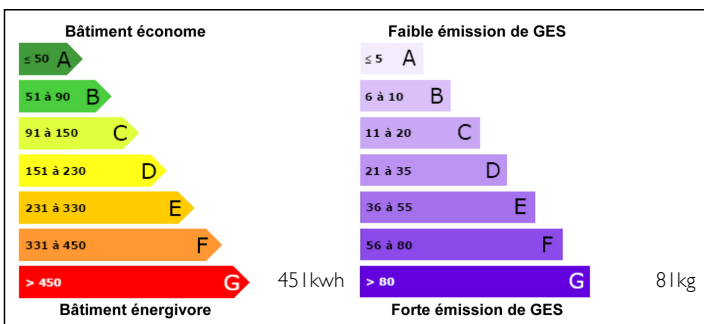
Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	2
Bath:	2
Floor:	85 m2
Plot Size:	0 m2



IN BRIEF

Paris 75004 - Ile de la Cité - 2/3 BED - 112m2 (85m2 Carrez Law) - See floor plan & Virtual Tour 360 - Charming and warm, ideally nestled between Notre-Dame and the Seine river, this unique 85m2 river front apartment enjoys a breathtaking view of the Seine and the Paris Saint Gervais Church. With its retro charm and superb layout with no loss of space, the property includes a welcoming living room providing exceptional light comprising a lounge area, a fitted kitchen and its dining area, a bedroom with its open en-suite bathroom and an independant toilet. On the second level, a dreamy and inviting attic open living space with a breathtaking cathedral ceiling and an original marble fireplace. On the top floors (3rd & 4th) of a 17th century building with original oak staircase at the heart of a Paris steeped in 20 centuries of history, become the...

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

Miscellaneous: Renovation work to be considered, equipped kitchen - possibility of opening it on the living room, double exposure, NE and S orientation, bright and overlooking Seine, beautiful volume and well located, 2. 40m height under ceiling, parquet and wood and slate tiles in the Versailles style floor, closet and integrated storage made to measure, top floors (3rd and 4th), 2 apartments on the floor, secure building (Vigic + digicode + armoured door), cleaning and maintenance contract for common areas, fibre optic broadband, parking on the docks, individual electric heating, no condominium work voted or planned, charge 162 € / month including water, property tax 1254 € / year, bills monthly expenses about 50 € / month, ideal pied-à-terre or investment with rental potential furnished about 3. 500 €/month, can be suitable for liberal professions without noise pollution.

LOCAL TAXES

Taxe foncière: 1254 EUR

In the heart of the administrative district Notre-Dame, this old house of 3 floors was built in the 18th century. It is erected on a 525 m2 plot of land located 250 m from the Cité metro station (L4) and 330 m from the Hôtel de Ville station (L1 & L11). Sectorized Collège François Couperin at 450m. Velib station at 2 steps.

4th Arrondissement - Better known as the Marais (Soho), the district attracts artists, designers, trendy merchants and students, making it a lively and bustling area, with many trendy bars and restaurants as well as rue des Rosiers, a centrepiece of Jewish life. The district includes the...

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