

Paris 4,Ile Saint Louis,Duplex with character/Terrace, beautiful open Views, 5th last floor,62m2(47m2 carrez).



INFORMATION

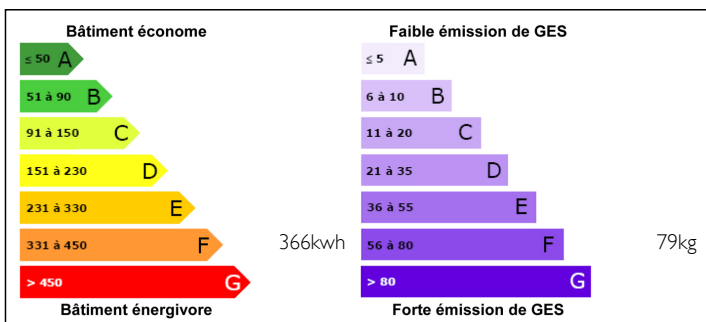
Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	47 m2
Outside Space:	8 m2



IN BRIEF

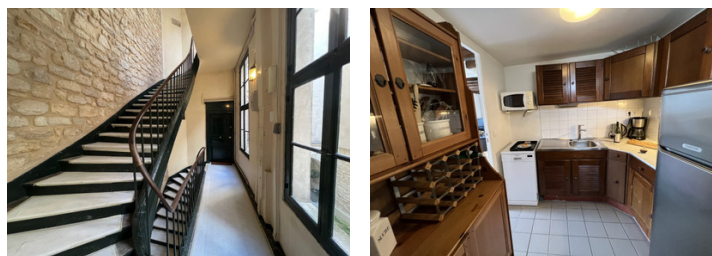
Paris 4- Ile Saint Louis/Quartier Notre Dame. A Haven of Peace on the Ile Saint Louis. In a historical building of 1640, erected on 5 floors, of a small co-ownership, this property is located on the 5th and last floor, accessible by the staircase of the common parts. Duplex of character with a total floor area of 61,90m2 (46,91m2 Carrez law) including : an entrance (3,35m2), a living/dining room with oak parquet (24,45m2) and equipped kitchen (5,32m2). This beautiful and bright living room offers 2 windows opening onto a large balcony/terrace of 8m2, offering panoramic views of the Paris sky. To the right in the entrance, a shower room with shower, sink and toilet (1.88m2). On the first floor accessible by a staircase, a large space with a total floor area of 25.72m2 (11.91m2 Carrez), with a bedroom, a laundry/dressing room, sink and bathtub area. The room benefits from a double...

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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.



LOCAL TAXES

Taxe foncière: 751 EUR

NOTES

DESCRIPTION

Miscellaneous and details :

Paris 75004-Ile Saint Louis/Quartier Notre Dame.

In a historic building from 1640, erected on 5 floors, in a small co-ownership of 13 units, with a green and paved courtyard, this property is located on the 5th and last floor, accessible by the staircase of the common parts.

Overlooking the mansions and the picturesque zinc roofs of the Ile Saint Louis, this Duplex with character and terrace, offers a total floor surface of 61.90m² (46.91m² Carrez law).

The concerned lot N°20 includes: an entrance with old style floor terracota tiles (3,3m²), a large living room with a living/dining room with oak parquet and exposed beams (24,45m²) and a fully equipped kitchen with ceramic floor and West facing windows (5,32m²).

The living/dining room offers a beautiful luminosity with 2 large windows, exposed North, and opened on a large balcony/terrace of 8m², enjoying panoramic views in the sky of Paris.

To the right in the entrance, a shower room with shower, sink and toilet (1,88m²).

On the first floor, accessible by a wooden staircase, a large space with a total floor area of 25.72m² (11.91m² Carrez), fitted out with an oak parquet bedroom, a laundry/dressing room, a basin and a mosaic bathtub corner.

The room is bathed in light by its double exposure South and North, with three recent velux and shutters.

A cellar completes this property.

A haven of peace in the sky of Paris, in the heart of the Ile Saint Louis.

Additional information:

- Individual gas heating.
- Annual...