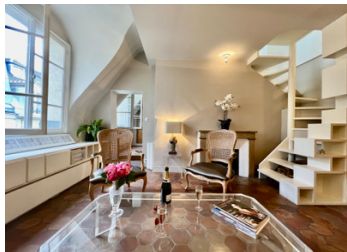


Paris 4, Ile Saint Louis, Duplex with character, 2 bedrooms, 3rd and 4th floor, 64m2 on floor, 47m2 Carrez



## INFORMATION

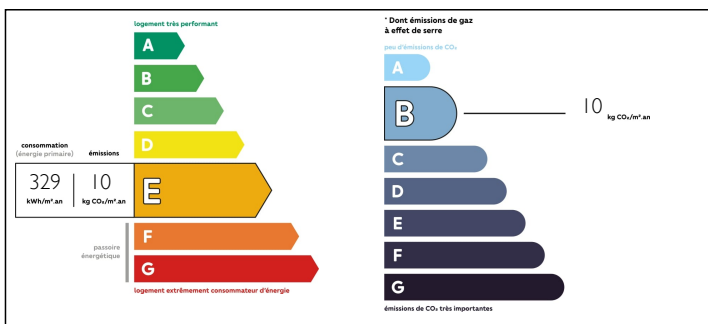
Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	64.5 m2
Plot Size:	0 m2



## IN BRIEF

Paris 4- Ile Saint Louis/Quartier Notre Dame. A Haven of peace overlooking the remarkable Noble Town house of Hotel Bretonvilliers and the picturesque zinc roofs of Ile Saint Louis. In a 4-storey historic building dating from 1750, part of a small 26-unit co ownership, this property is located on the 3rd and 4th top floors, accessible via the common-area staircase. A character duplex apartment with a total floor area of 64.50m2 (46.60m2 loi Carrez), offering: an entrance hall (1.25m2), living room with original terracotta floor tiles (17.98m2), dining room with original terracotta floor tiles (13.36m2), kitchen (5.78m2), bathroom with bath and WC (3.45m2). On the upper floor, accessed by an interior staircase, are two bedrooms with velux windows (11.50m2 and 11.18m2). The living room and dining rooms are bright and airy, with unobstructed views of the remarkable Hotel Particulier de Bretonvilliers. South and North exposures.

## 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.



## LOCAL TAXES

**Taxe foncière: 704 EUR**

## NOTES

## DESCRIPTION

Miscellaneous:

Paris 75004-Ile Saint Louis/Quartier Saint Gervais Notre Dame. A prestigious address on Ile Saint Louis, Rue Saint Louis en l'Île, the most residential part of this large street crossing the island from one end to the other.

The historic 4-storey building, built in 1750, faces the remarkable Hotel Particulier de Bretonvilliers. It is a small co ownership with 26 apartments.

The property, located on the 3rd and 4th top floors, is accessible via the building's staircase, and comprises lot no. 206 and one hundred ninety-three ten thousandths (183/10,000èmes) of the general common areas, and lot no. 245 and twelve ten thousandths of the general common areas.

Fitted out as a duplex, it offers total floor area of 64.50m<sup>2</sup> (46.60m<sup>2</sup> Loi Carrez), including: entrance hall (1.25m<sup>2</sup>),

a living room with terracotta floor tiles (17.98m<sup>2</sup>),

a dining room with terracotta floor tiles (13.36m<sup>2</sup>),

a kitchen (5.78m<sup>2</sup>),

a bathroom with bathtub and WC (3.45m<sup>2</sup>).

On the first floor, accessed by an interior staircase, are two bedrooms (11.50m<sup>2</sup> and 11.18m<sup>2</sup>).

The reception rooms, lounge/living room with fireplace and dining room, are bright and airy, with large windows in each area offering unobstructed views of the remarkable Hotel Particulier de Bretonvilliers.

The functional kitchen is also bright, with a window facing the courtyard. The white-tiled bathroom, with bathtub/shower attachment, has a window on the courtyard side. A closet is just off the entrance.

An interior staircase leads to the two bedrooms, each with a velux window and storage cupboards.

Exposures: south...