LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A41329DPE75 Price: 718 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (688 000 EUR without fees)

Overlooking the Seine, superb views from this 2-room flat 36m on the 4th floor of a 1750 historic building















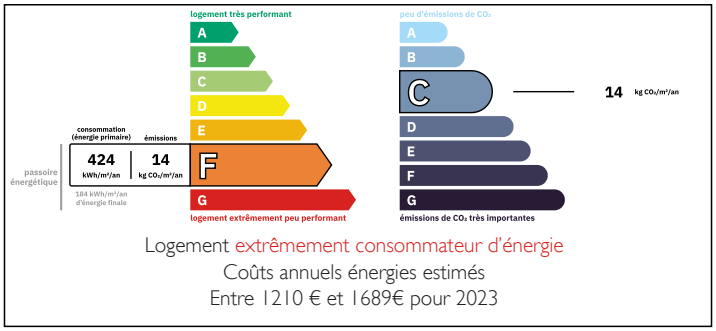
INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	36 m2
Plot Size:	0 m2

IN BRIEF

Ile de la Cité, stunning views of the Hôtel de Ville and the Seine from this one-bedroom apartment just a stone's throw from Notre-Dame. This unique 36m² Carrez corner apartment enjoys breathtaking views of the Quai aux Fleurs while being set back from the Seine for added tranquillity. Completely renovated and superbly laid out, with no wasted space, it comprises a beautiful living room with 4 bay windows providing exceptional light, which includes a lounge, a fitted kitchen with dining area, a bedroom, an en-suite shower room and a WC. Alone on the 4th floor of a 17th-century building, with its original stone and oak staircase, in the heart of a Paris steeped in 20 centuries of history. Become the 892nd inhabitant of the Île de la Cité (2016 census), or the Île de la Fraternité during the...

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1210 € et 1689€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**872 EUR**

NOTES

DESCRIPTION

Miscellaneous: Renovated and ready to move in, fully equipped modern kitchen, bright north-east and south-east corner apartment with 5 large bay windows overlooking the street and the Seine, spacious and well located, 2.80m ceiling height, French ceilings softened by whitewash, parquet flooring, built-in cupboards and storage, 4th floor out of 6, only one flat on the floor, secure building (Vigic + digital code + reinforced door), cleaning and maintenance contract for common areas, high-speed fibre optic internet, individual electric heating, no co-ownership works voted or planned, charges €237/month including water, property tax €872/year, ideal first purchase, pied-à-terre or investment with furnished rental potential of around €1,500/month.

Built over 7 floors, this 18th century property is located in the area of Notre Dame and includes 6 apartments. The residence is constructed on a plot of 59m2 located 233m from Cite metro station (L4) and 312 m from Hotel de Ville metro station (L1 & 11). Self-service bike system 'Velib' nearby.

4th arrondissement, Ile de la Cité (Notre Dame) is, along with Ile Saint-Louis, one of the two natural islands in the Seine in Paris with a population of 891 (census 1.1.2016). Considered to be the ancient cradle of the city of Paris, formerly Lutetia, the name "cité" refers to the fortified limits of Paris as they were at the end of Antiquity and which were the urban core of the medieval city. In both London and Paris, the name 'cité' or 'city' bears witness to the...