LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42323HHE75 Price: 267 000 EUR

agency fees included: 3 % TTC to be paid by the buyer (258 000 EUR without fees)

Île Saint-Louis | Charming Renovated Studio | 2nd Flr Elevator | Ideal Rental Investment







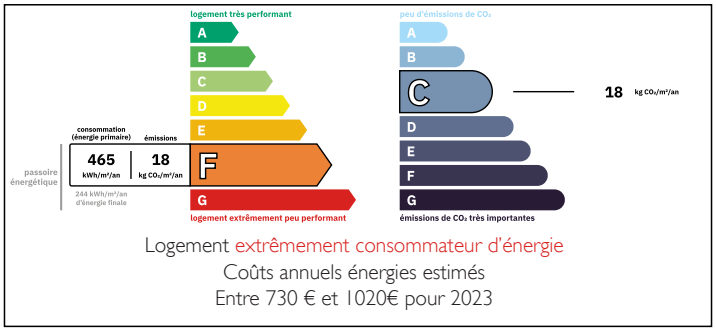








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 730 € et 1020€ pour 2023

INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	0
Bath:	1
Floor:	15 m2
Plot Size:	0 m2

IN BRIEF

A rare opportunity in the heart of historic Paris. Located on the exclusive Île Saint-Louis, this charming 15.40m² studio offers a perfect Parisian base. Situated on the 2nd floor of a building with an elevator, it is a haven of peace.

Overlooking a quiet courtyard, the apartment has been intelligently renovated to maximize space. The cozy main room is bright, with two windows, and features clever integrated storage. It includes a well-equipped kitchenette and a modern bathroom with a WC. It also comes with a cellar, ideal for storing wine or luggage.

This is your chance to own a piece of the island's unique "village" atmosphere, with its artisan shops, famous cafés, and romantic strolls along the Seine, just steps from Notre Dame and the Marais.

Use: Ideal investment or pied-à-terre.

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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DESCRIPTION

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NOTES

Use: Ideal investment or pied-à-terre.
Tenancy: Rented until the end of August 2026.
Current Rent: €940 per month (service charges included).
Monthly Service Charges: €87.

Co-owned building of 10 units
Provisional annual charges: 1044€

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr