

Paris / views on the Notre-Dame towers / Ile Saint Louis, Magnificent renovated 3-rooms apartment, 183 Sqm

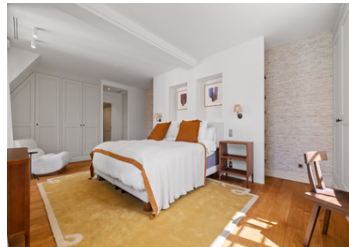


## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Paris 5e Arrondissement |
| Department: | Paris                   |
| Bed:        | 2                       |
| Bath:       | 2                       |
| Floor:      | 183 m2                  |
| Plot Size:  | 0 m2                    |

## IN BRIEF

Facing the Île Saint-Louis and the banks of the Seine, in a remarkable 17th-century private mansion, Leggett Immobilier presents a magnificent apartment offering a view on the towers of Notre Dame. Comprising 3 rooms, this bright, dual-aspect apartment spans 183 sqm and has been beautifully renovated. It features two quiet bedrooms: a 32 sqm master suite with an elegant bathroom and toilet, and a second comfortable 25 sq m bedroom with a shower room and toilet. Located on the third floor and alone upstairs. A viewing is essential if you are looking for a bright apartment in a timeless setting with all modern comforts. A magnificent entrance door, framed by a portico and topped with a pediment, welcomes you. A rare find, ideal as a prestigious pied-à-terre or primary residence, in one of the most iconic and historically significant...



## ENERGY - DPE

DPE not required.

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

Paris, opposite the Île Saint-Louis and very close to the Île de la Cité, Leggett Immobilier presents this bright, air conditioning, 183,22 sqm apartment with 2 bedrooms, a large living room (56 sqm), in an exceptional historic location on the banks of the Seine with views on Notre Dame's Towers.

Located in the heart of historic Paris, this prestigious apartment offers a living environment that blends heritage charm with high-quality contemporary renovation. This 17th-century architectural ensemble benefits from modern amenities, including an elevator. This dual-aspect property captivates from the moment you enter with its harmonious proportions and exceptional natural light. The main room, with its ideal proportions, boasts high ceilings, Versailles parquet flooring, and large windows offering unobstructed views of the Seine and the capital's iconic monuments. The reception area, both warm and refined, is arranged around an elegant living room, which extends into a spacious, fully integrated kitchen. The apartment features two bedrooms in absolute tranquility: a spacious 31 sq m master suite with custom-built storage and a refined bathroom with toilet, as well as a second comfortable 25 sq m bedroom, also equipped with custom-built storage and a shower room with toilet. The bathrooms, completely renovated with high-quality materials, offer a particularly high level of finish. A light-filled office space completes this property, perfect for working from home or creating an inspiring reading nook.

This apartment boasts numerous advantages: a prestigious address within the Hôtel de Nesmond, in an exceptional location, offering unobstructed views...

## NOTES