

Paris 4, Ile Saint Louis, Renovated One bedroom property, 32m2, 2nd floor, Views over blooming garden.

EXCLUSIVE



INFORMATION

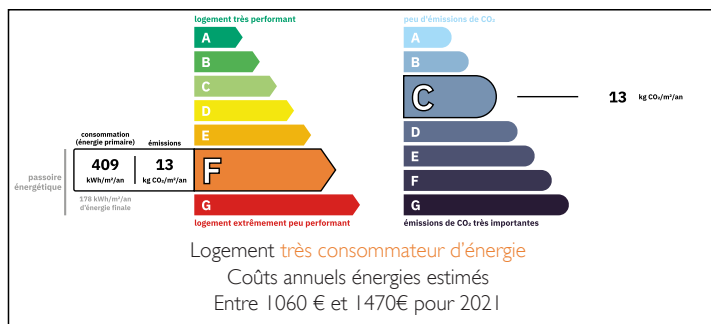
Town:	Paris
Department:	Paris
Bed:	1
Bath:	1
Floor:	32 m2
Plot Size:	0 m2

IN BRIEF

In a 17th century 5-storey building, this property is located on the 2nd floor, accessible via the staircase in the common areas. This recently renovated, very quiet, character apartment, with a total surface area of 32.45 m2Loi Carrez, comprises: small entrance , open-plan living room/kitchen, bedroom, shower room with WC. Beautiful views over the wooded garden of Hotel Particulier Comans d'Astry. Exposure: Est and West.



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: 1529 EUR

NOTES

DESCRIPTION

Surfaces and Miscellaneous :

Paris 75004 Paris- Ile Saint Louis/Quartier Notre Dame.

A discreet, historic address on Ile Saint Louis, Rue Poulletier. Built around 1614, it has been called Rue de la Poulletière or de la Poulleterie and also Rue Florentine. It owes its name to a family of entrepreneurs, the Le Poulletier family, who were among the first to build on the Ile Saint Louis.

Situated in a 17th-century, 5-storey building, this recently renovated character property is located on the 2nd floor, via the common-area staircase. Apartment lot N°7, with a total surface area of 32.45 m²Loi Carrez, comprises: an entrance hall (2.03m²), a living room/open-plan kitchen with dining area (20.53m²), a bedroom with fold-out bed overlooking the garden (7.56m²), a bathroom with shower and WC (2.33M²), and seventy-nine thousandths (79/1,000èmes) of the general common areas.

Exposition: Est and West.

Very quiet apartment with two windows in the living room and a Velux skylight, and a window in the bedroom overlooking the beautiful garden of the Hotel Particulier de Comans d'Astry (our Hotel de Richelieu).

Additional information:

Access to the building is secured by Vigic.

Common areas are well maintained.

Small co-ownership: 14 lots

Individual electric heating in all rooms.

Ceiling height: .2.40 meters through 2.70 meters.

The building is connected to fiber optics.

Monthly building charges: 170 Euros.

Property taxes 2025: 1,469 Euros.

Cadastral references: Paris 04 (75) Prefix: 000

Section: AU01 Parcel: 0050.L Land: 213m².

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