

Paris 4th – Île Saint-Louis – Exceptional 1-bed apartment with painted 17th-century beams and 3.6m ceiling



INFORMATION

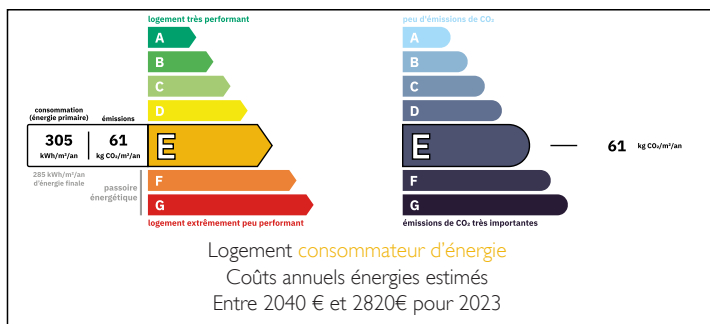
Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	74 m2
Plot Size:	0 m2



IN BRIEF

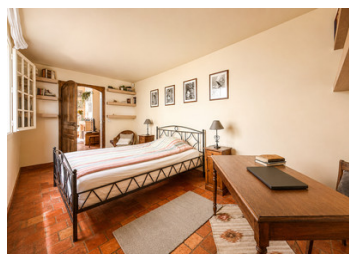
On the historic Île Saint-Louis, this remarkable 72 m² apartment occupies the noble first floor of a 1640 building. Three tall south-facing windows illuminate a 42.5 m² reception room, where spectacular 17th-century painted beams, 3.60 m ceilings, a stone fireplace and antique terracotta floors create an atmosphere of rare authenticity. The fitted open kitchen forms part of the living space. Quietly positioned on the courtyard, the bedroom is extended by a 7.3 m² fitted dressing room. A shower room with WC and laundry area completes this character-filled, air-conditioned Parisian home.

ENERGY - DPE



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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.



NOTES

DESCRIPTION

In the heart of Île Saint-Louis, one of the most historic and sought-after settings in Paris, this exceptional apartment offers a rare encounter with the city's architectural heritage. It occupies the noble first floor of a building dating from 1640, whose recently restored façade forms part of the island's distinctive streetscape.

Offering approximately 72 m² of living space, including 71.40 m² under the Carrez law, the apartment is arranged around an impressive reception room of 42.5 m². Its generous proportions and remarkable 3.60-metre ceiling height immediately establish a sense of volume and character.

Living / dining room / kitchen: 43.21 m² (465 sq ft)

Bedroom: 13.92 m² (150 sq ft)

Dressing room: 7.11 m² (77 sq ft)

Shower room / WC: 5.30 m² (57 sq ft)

Hallway: 1.98 m² (21 sq ft)

Total Loi Carrez: 71.52 m² (770 sq ft)

Total floor area: 73.84 m² (795 sq ft)

Three tall windows facing due south bring natural light into the reception room and frame views of the historic buildings opposite. The living and dining areas unfold beneath spectacular painted beams dating from the 17th century. A stone fireplace, exposed stonework and antique terracotta floor tiles reinforce the apartment's authenticity, while the décor demonstrates how comfortably these historic elements can coexist with contemporary living.

The fitted open kitchen is integrated into the reception room, creating a welcoming and sociable space for entertaining. Its discreet positioning preserves the scale and architectural impact of the principal room.

Set away from the street and overlooking the courtyard, the bedroom offers...