LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46869DPE75 Price: 294 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (280 000 EUR without fees)

Paris 75004, Île Saint-Louis, a heritage adress just 50m from the Seine, 19m on the 2nd floor of a 1800 build

EXCLUSIVE















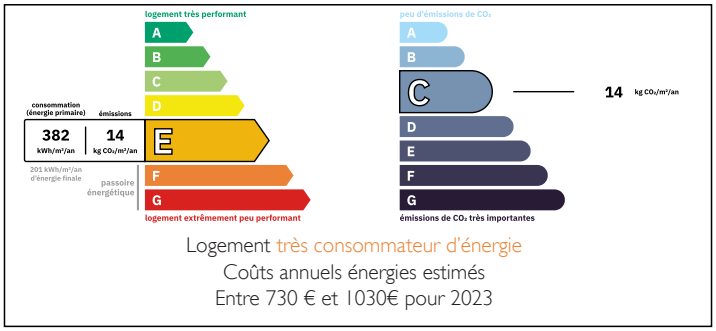
INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	20 m2
Plot Size:	0 m2

IN BRIEF

PARIS 75004, Île Saint-Louis, just 50 metres from the Seine, a charming location for this bright 19.65 m² studio (19.01 m² Carrez) offering generous proportions on the 2nd floor of a historic 1800 uilding. Ready to move into following some cosmetic work, it can also be sold furnished. With its flexible layout, it also offers the possibility of creating a sleeping area on a mezzanine level thanks to its 3m ceiling height (see 360° view and virtual layout sketch). It currently comprises an entrance hall, a kitchenette, a living room and a bathroom with a toilet. Ideally situated in a privileged island at the heart of Paris, a city steeped in 20 centuries of history, this property enjoys an exceptional location within walking distance of local shops and just a few minutes' walk from Notre-Dame, the Marais and...

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 730 € et 1030€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière: **499 EUR**

NOTES

DESCRIPTION

Other highlights of this historic neighbourhood : Île Saint-Louis enjoys an absolutely central location, right in the heart of Paris, whilst giving the feeling of being in a well-preserved village. With its considerable appeal to buyers, it is just a few minutes' walk from Notre-Dame, Île de la Cité, the Marais, the Latin Quarter and Saint-Germain-des-Prés, yet the island retains an elegant, peaceful and almost provincial atmosphere. Investment corner : It is arguably one of the most heritage-rich and sought-after residential areas in Paris, boasting a remarkable architectural. This is arguably its main property appeal, with a concentration of 17th and 18th century townhouses and buildings, featuring numerous stone façades, high ceilings, exposed beams, fireplaces and period features. The Seine flows all around, with the Quais de Bourbon, d'Anjou, de Bethune and d'Orléans offering pleasant walks, views of the river and a real breath of fresh air in the heart of Paris.

The rental value for this type of property ranges from €41.20/m² (DRIHL reference rent) to €49.40/m² (DRIHL increased reference rent), i.e. € 955 excluding service charges, representing a projected gross yield of 3.58 per cent. Total freehold shares: 90/1000.

Features : A small intimate block of flats (8) ideally situated away from the hustle and bustle of city life, offer volume, this is the first time it has been put up for sale in 21 years, 2 windows facing the street, west-facing, 2nd floor of 4, two flats on this floor, secure building...

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