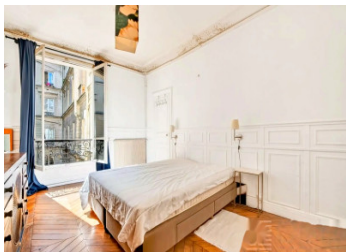


75004, ILE SAINT-LOUIS, an elegant apartment (4 rooms - 2 bedrooms) on the 1st floor offering 91.3m2



INFORMATION

Town:	Paris
Department:	Paris
Bed:	2
Bath:	2
Floor:	91 m2
Plot Size:	0 m2



IN BRIEF

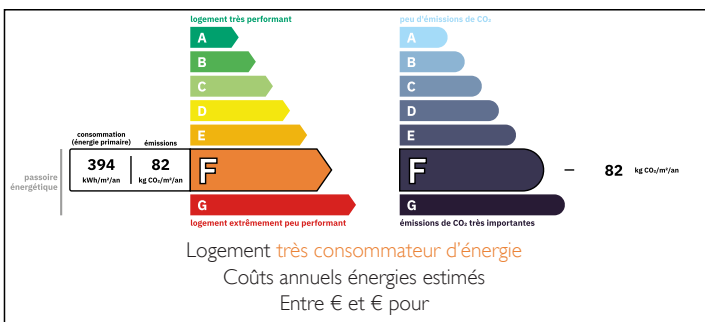
PARIS 75004, Île Saint-Louis, 100 metres from the Seine, a charming location for this elegant 96.5 m² apartment (91.3 m² Carrez) offering generous proportions on the 1st floor of a historic 1850 building. Ready to move into following some cosmetic work, it is sold empty. It features an entrance with storage and closets, a spacious living room and a lounge room, two bedrooms, a separate kitchen, a bathroom and a shower 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 restaurants and just a few minutes' walk from Notre-Dame, the Marais and the Latin Quarter.

High ceilings.

Period charm: parquet flooring, moldings, and a fireplace.

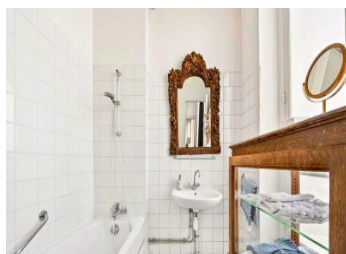
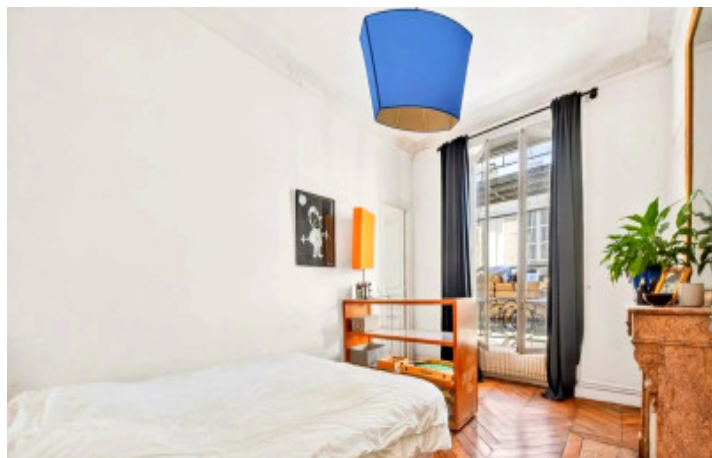
A cellar is included.

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.



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. The island, which is particularly exclusive, has a population of just 891 and is situated approximately 500 metres from the Sorbonne University Jussieu campus. 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.

NOTES

Carrez Surfaces:

Entrance: 9.37 m²

Dégagement: 6 m²

Closet 3: 0.24 m²

Closet 1: 0.81 m²

Closet 2: 0.16 m²

WC: 1.19 m²

Bedroom 1: 15.67m²

Shower room: 1.19 m²

Kitchen: 7.94 m²

Living room: 18.53 m² Embrasure : 4.58 m²

Salon/ Lounge room: 13.34 m² Embrasure : 0.61 m²

Bedroom 2: 12.28 m²

Bathroom: 4.58 m²

Total living area: 91.30 m² Carrez ** 20 208 euros/m²

Total floor area: 96.49 m² ** 19 121 euros/m²