LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48449LUM75 Price: 699 000 EUR

agency fees to be paid by the seller

Paris IV – Île Saint-Louis – Rue des Deux Ponts – One-bedroom apartment renovated by an architect

EXCLUSIVE















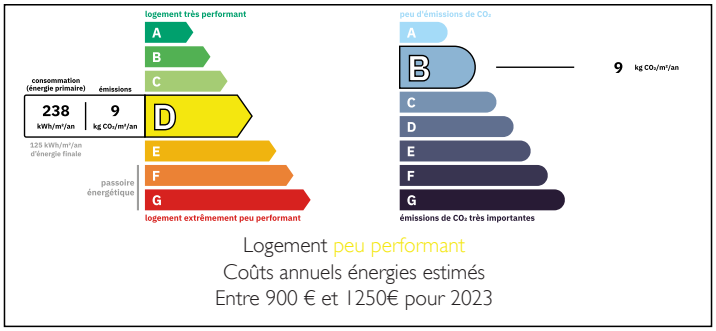
INFORMATION

Town:	Paris
Department:	Paris
Bed:	1
Bath:	1
Floor:	40 m2
Plot Size:	0 m2

IN BRIEF

On the Île Saint-Louis, just 50 metres from the banks of the Seine, this dual-aspect apartment is located on the third floor of a 17th-century building. Renovated by an architect, it combines period charm with contemporary features: a living room with a fully equipped kitchen, a quiet bedroom with a dressing area and integrated workspace, and a shower room with WC. Sold furnished, it enjoys a sought-after location close to shops, public transport and Paris's most iconic landmarks. Renovation of the building's common areas has been approved and paid for.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 900 € et 1250€ 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.

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DESCRIPTION

In the heart of the Île Saint-Louis, close to the banks of the Seine, this apartment has been renovated by an architect to combine period charm with contemporary comfort. Located on the third floor of a restored 17th-century building, it offers a practical layout and carefully considered interiors. Dual-aspect and bright, it is sold furnished and would suit a primary residence, a Parisian pied-à-terre or an investment project, subject to applicable regulations.
Floor areas

Entrance hall: 2.13 sq m
Living room with kitchen: 22.35 sq m
Bedroom: 10.34 sq m
Shower room with WC: 3.90 sq m
Total private floor area: 38.72 sq m under the Carrez Law
Total floor area: 39.52 sq m

Service charges: €135 per month
Property tax: €960
Renovation of the building's common areas has been approved and paid for. This is an important point to note when reviewing the co-ownership arrangements; further details of the decision and works can be provided from the building's documentation.
The entrance hall includes storage and leads to the main living areas. The living room features a fully equipped open-plan kitchen, with the space designed to make everyday living comfortable. The bedroom overlooks the courtyard, offering a quieter setting, and includes a bespoke dressing area and integrated workspace. A shower room with WC completes the layout. The choice of materials, thoughtful use of space and integrated fittings give the apartment an elegant, functional feel.
The neighbourhood and lifestyle
The Île Saint-Louis is one of the most iconic addresses in historic central Paris. Its period façades, private mansions...

LOCAL TAXES

Taxe foncière:	**960 EUR**

NOTES