

Rare Pearl and Prestigious address Ile Saint Louis, Paris 4, Large renovated Studio/AC, 38m2 , Seine views.

EXCLUSIVE



## INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	38 m2
Plot Size:	0 m2

## IN BRIEF

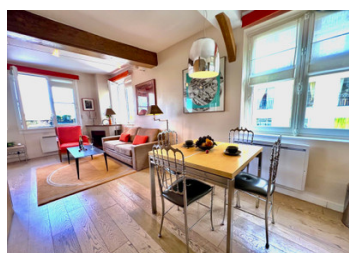
Paris 4, Ile Saint Louis, a Prestigious address, Quai de Bourbon.

In an historic 4-storey building dating from 1740, this property is located on the 3rd floor, accessible via the staircase to the common areas.

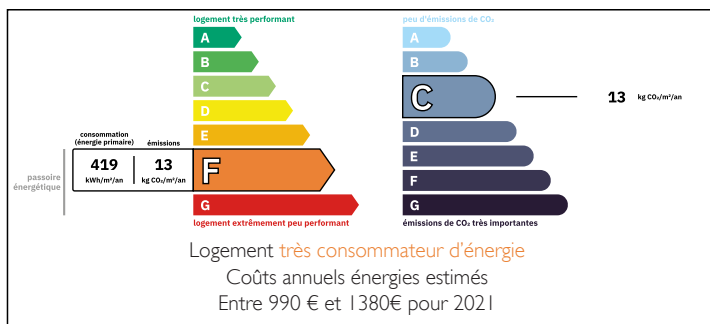
A large studio fully renovated by an interior designer, with a total floor area of 38.12m2 Loi Carrez, comprising: a living room/dining room and fully equipped kitchen, an alcove bedroom, a bathroom with bath tub/shower fixture, WC, and a storage cupboard/dressing room.

Exposed beams, Stone walls, parquet flooring, functional fireplace and integrated air conditioning. Exposed North-East, with four large double-glazed windows for complete soundproofing. This property offers beautiful unobstructed views of the Seine River and the Paris skyline.

A Parisian pied-à-terre with character, combining elegance, comfort and functionality. Exclusive to Leggett Immobilier Prestige Paris: "turnkey" and

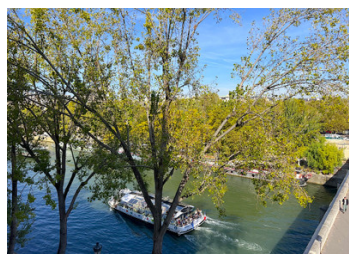


## ENERGY - DPE



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

Details, surfaces and miscellaneous :

Paris 75004-Ile Saint Louis/Quartier Notre Dame.

A prestigious address on Quai de Bourbon, a few steps from the studios of renowned sculptors Camille Claudel and Auguste Rodin.

Quai de Bourbon is located at the western end of Ile Saint Louis. It runs along the Seine from the northern end of Rue des Deux Ponts to the southern end of Rue Jean-du-Bellay.

Most of its buildings are listed private mansions, which have been home to numerous historical figures, artists and politicians. Quai De Bourbon was built between 1614 and 1646 under its current name. It was renamed "Quai de la République" in 1792 during the Revolution, and then "Quai d'Alençon". A prefectural decree of April 27, 1814 restored its name to "Quai Bourbon".

## LOCAL TAXES

**Taxe foncière: 539 EUR**

**Taxe habitation: EUR**

## NOTES

Ideally located at number 1 Quai de Bourbon, in an historic 4-storey building dating from 1740, in a 4-unit micro-co-ownership, with only one apartment for each floor, this property is nestled on the 3rd floor, accessible via the staircase in the communal areas.

The exclusive sale of this apartment concerns lot N°5, with a total floor area of 38.12m<sup>2</sup> Loi carrez, comprising: a living/dining room and fitted kitchen (19.72m<sup>2</sup>), an alcove bedroom ( 11.6m<sup>2</sup>), a bathroom with bath tub/shower fixture and WC (5.82m<sup>2</sup>), as well as a storage/dressing cupboard ( 0.98m<sup>2</sup>), and 190/1,000èmes of the general common areas.

This characterful property has been completely renovated by an interior designer, who has optimized its living space by creating different...