

Paris IV | Île Saint-Louis | RARE | Elegantly renovated 1-2 bedroom flat | High ceilings | 1650 building



INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	73 m2
Plot Size:	0 m2



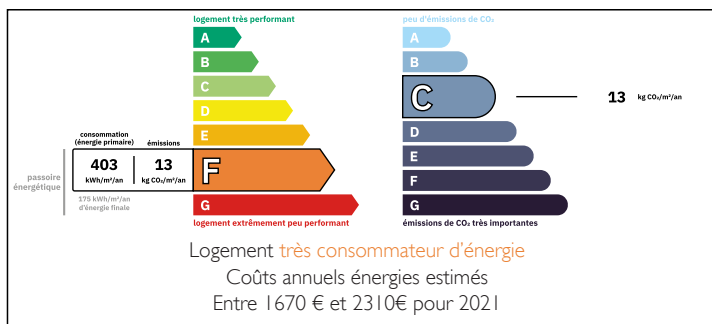
IN BRIEF

In a 1650 building, nestled in a quiet side street, discover this beautifully renovated apartment on the second floor. The spacious 13 m² entrance features custom storage and a mezzanine. The superb open-plan main room (31 m²) boasts a ceiling height of 3.4 meters, a marble fireplace, 17th-century beams, and a modern equipped American kitchen. A shower room with WC (3.5 m²) and a mezzanine optimize the space.

On the courtyard side, 21 m² are currently arranged into two cozy-style bedrooms, which could be transformed into a master suite with a freestanding bathtub. The apartment benefits from six windows facing different directions, offering exceptional brightness.

68,84m2 loi carrez | 80m2 floor space | Possibility to create a terrace (to be confirmed) | Electric heating | 12 m² cellar | 1.56 m² storage room | Annual

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

Île Saint-Louis, along with Île de la Cité, is one of the two natural islands of the Seine still present in Paris today. Its name, adopted in 1725, comes from King Louis IX, known as Saint Louis. Legend has it that the king used to come to the island, then known as Île aux Vaches, to pray in seclusion. This architectural gem perfectly embodies a certain French art of living and represents the iconic image of the City of Light.

This prestigious address is notable for its many 17th and 18th-century mansions. Connected to the rest of Paris by six bridges, Île Saint-Louis remains a peaceful haven, sheltered from the noise and bustle of the city. Behind its anonymous intercoms reside political and media personalities. The area, highly sought after, even housed President Georges Pompidou (at 24, Quai de Béthune).

The island is traversed by its main street, Rue Saint-Louis en l'Île, and circled by its quais. Rue Saint-Louis en l'Île, running the length of the island, is lined with charming shops. There are also excellent restaurants, the famous ice creams and sorbets of Maison Berthillon, two creameries, three bakeries, a butcher, a pharmacy, a newsagent, and two primary schools. Across Pont Sully in the Saint Paul district, you will find the large Massillon school and the prestigious Lycée Charlemagne, as well as several gourmet shops, caterers, and a large market at Place de la Bastille.

Information about risks to which this property is exposed is available...

LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES