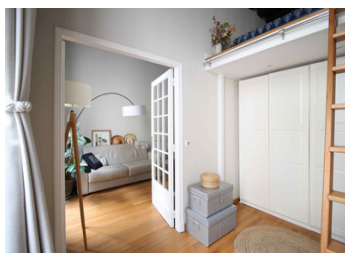
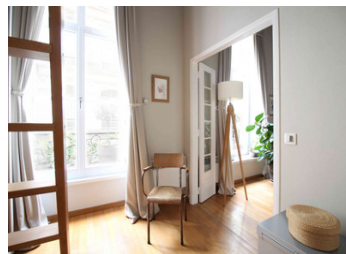


Paris 4 | Stunning 2 Bedroom | 1st floor with asc. | Quiet, Atypical and in perfect condition



## INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	33 m2
Plot Size:	0 m2

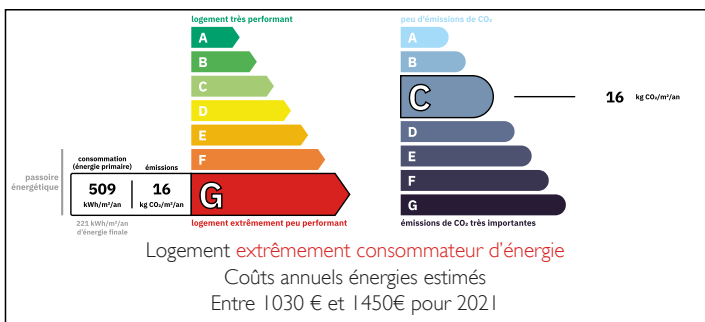


## IN BRIEF

This 33 m<sup>2</sup> flat, on the 1st floor of a building with lift, is located in the heart of Paris's 4th arrondissement, on rue Quincampoix. Nestled in a historic building, it boasts high ceilings and exposed beams. It comprises a bright 12m<sup>2</sup> living room, an 11m<sup>2</sup> bedroom with a 6m mezzanine and a 4m<sup>2</sup> open-plan fitted kitchen. The flat has been renovated and every room is in perfect condition. The building dates back to the 17th century and was protected as a historic monument in 1974.

Situated in a dynamic, sought-after area, within easy reach of shops, restaurants and monuments such as the Centre Pompidou, this flat enjoys a privileged location. Close to public transport and shops. Don't wait any longer.

## 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.



## LOCAL TAXES

**Taxe foncière: 670 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The flat has recently been completely renovated using quality materials and is in excellent condition. No work is required, making this a turnkey property, ready to welcome its new occupants.

The bedroom has a mezzanine, a key space-saving feature that frees up a floor area while providing a separate, intimate sleeping area. This maintains the feeling of space, a rare luxury in Parisian flats of this size. The mezzanine could also be used for storage or as a workshop, as required.

Paris's 4th arrondissement is one of the most sought-after in the capital, particularly for its central location and rich historical heritage. You'll be within walking distance of iconic landmarks such as Notre-Dame Cathedral, Hôtel de Ville, and the quays of the Seine, perfect for strolls or picnics.

The central location also provides easy access to public transport, with several metro lines nearby (line 1, line 11, RER A and B). This excellent connectivity makes it a perfect choice for professionals, students, or anyone looking to enjoy the best of Paris.

Whether for living or investing, it offers a rare combination of charm, comfort and profitability in an exceptional setting. An opportunity not to be missed.

Service charges: 1268 euros /year

Property tax: 670 euros /year

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Co-owned building of 1 units

Provisional annual charges: 1272€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>