

PARIS IV | Île Saint-Louis | Soulful Parisian 2- bed flat | 70m | 1750 Building with a LIFT

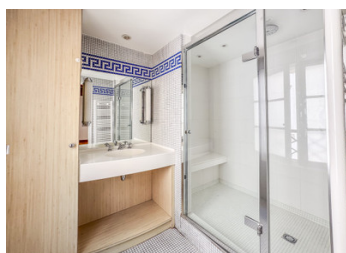
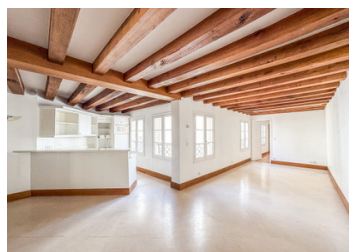


INFORMATION

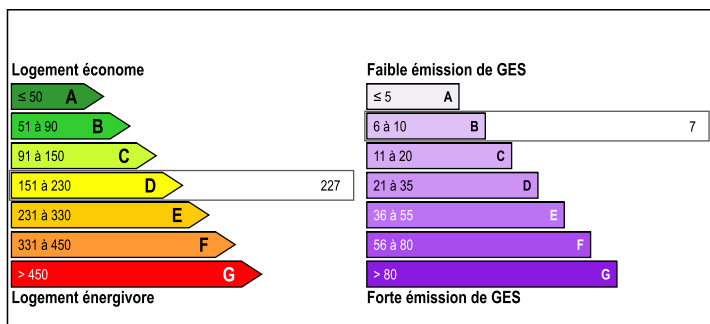
Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	2
Bath:	2
Floor:	70 m2
Plot Size:	0 m2

IN BRIEF

Rare gem nestled on a peaceful courtyard in the heart of Paris' prestigious Île Saint-Louis: a charming 2 BEDROOM apartment in an 18th century building with elevator (an exceptional privilege in this historic location). This warm, soul-soothing 3rd floor haven overlooks a tranquil courtyard and showcases beautiful exposed beams. Thoughtful layout includes: entrance with storage, separate WC, L-shaped living/dining room flowing into the kitchen, and two well-proportioned bedrooms positioned on opposite sides (one with a modern en-suite shower room featuring an Italian walk-in shower with bench, the other with laundry area - potential for a second bathroom). Private cellar. Original character preserved in this intimate co-ownership of 20 units. The exceptional calm, perfect size, dual bedroom/bathroom possibility combined with elevator access and authentic charm make this an extraordinarily rare find that won't remain available for long. Annual charges:...

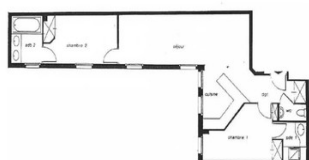


ENERGY - DPE



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

Life on Île Saint-Louis offers an enchanting blend of village charm and Parisian elegance: cobblestone streets lined with artisanal shops, traditional boulangeries, and famous ice cream parlors create a unique neighborhood atmosphere. Here, you can enjoy peaceful Seine River promenades while being just steps from Pont-Marie metro, Le Marais, and Notre-Dame. A true village lifestyle in the heart of Paris, perfect as primary residence, pied-à-terre, or investment opportunity.

Living room/Kitchen: 35.44 m² (381.46 sq ft)

Bedroom 1: 11.21 m² (120.67 sq ft)

Bedroom 2: 11.45 m² (123.25 sq ft)

Laundry room: 4.08 m² (43.91 sq ft)

Bathroom: 4.98 m² (53.60 sq ft)

Toilet: 1.42 m² (15.29 sq ft)

Total: 68.58 m² (738.18 sq ft)

20-unit co-ownership

Annual charges: €2,216

Well-maintained building with elevator

Cellar included

Co-owned building of 2 units

Provisional annual charges: 2216€

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

LOCAL TAXES

Taxe habitation: EUR

NOTES