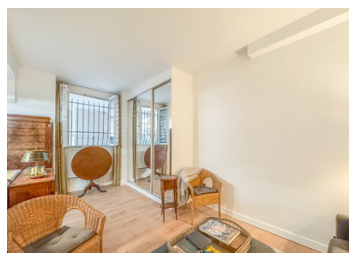


ILE SAINT-LOUIS | Studio 25m | Green Cobblestone Courtyard | Receive a rental income until April 2026



INFORMATION

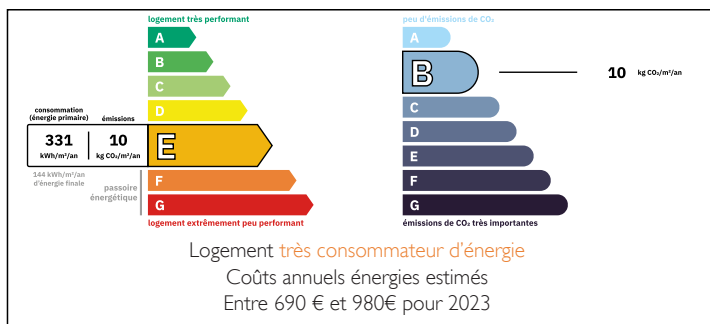
Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	0
Bath:	1
Floor:	25.49 m2
Plot Size:	0 m2



IN BRIEF

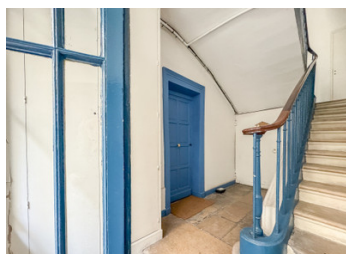
Rare opportunity in the heart of Île Saint-Louis: charming 25m² studio overlooking a particularly quiet green cobblestone courtyard. Accessible with just 2-3 steps, this refreshed haven features two windows facing the courtyard and an unusually spacious kitchenette with fridge and freezer - larger than what you'd typically find in a studio. Complete with a separate bathroom including shower, dressing area and washing machine. Currently rented until April 2026 (€1,235.07 + utilities), this profitable investment enjoys an exceptional location just steps away from Notre-Dame Cathedral, the Marais district, and Pont-Marie metro station.

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

Ideally located on the prestigious Île Saint-Louis, this studio offers an authentic Parisian lifestyle in a privileged setting. The neighborhood, with its cobblestone streets and village-like atmosphere, is home to quality shops, renowned ice cream parlors, and picturesque cafés that contribute to the charm of this exceptional location.

The studio's layout has been designed to maximize the available space. The 2.86m ceiling height and recent double glazing provide volume and tranquility. The space can easily be optimized by installing a glass partition to create a sleeping area separate from the living room. The well-equipped and functional kitchenette opens onto the main room, which is bathed in natural light thanks to the two windows.

The property is perfect for a rental investment - as evidenced by its current rental situation - but could also serve as an exceptional pied-à-terre once the rental period ends. Its ground floor position with only 2-3 steps for access makes it particularly convenient.

Between the Seine River and historic monuments, this haven of peace offers a rare balance between absolute tranquility and Parisian vibrancy. A secure investment opportunity in one of the most sought-after and stable neighborhoods in the Parisian real estate market.

Co-owned building of 1 units
Provisional annual charges: 720€

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