

Paris 4 -Ile Saint Louis. Fully renovated One bedroom property, optimized layout, Ground floor, 41m2 Carrez.

EXCLUSIVE



INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	41 m2
Plot Size:	0 m2

IN BRIEF

Paris 75004, on Ile Saint Louis, Rue Le Regrattier. In a 17th-century 5-storey building, built in 1660, located on the Ground floor, this One bedroom apartment has been completely renovated with optimized spaces, exposed beams and exposed stone walls.

No renovation work required.

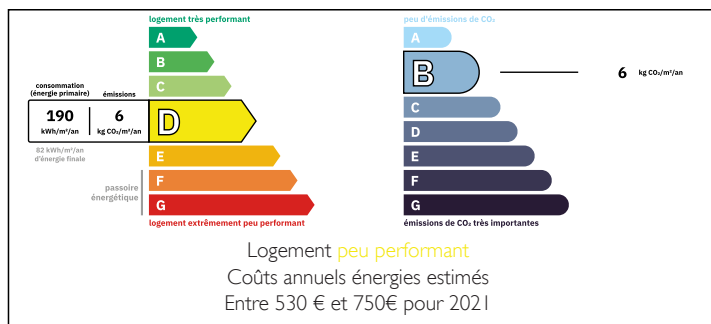
With a total floor area of 40.99m2 Loi Carrez, this property comprises: an entrance hall, a living room with double windows, a contemporary fully-equipped kitchen, a bedroom with double windows, a bathroom and toilet, a dressing room and cupboard.

Exposure: West

A Parisian Pied-à-Terre with character, "Turnkey and ready to live in", combining comfort and functionality.



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: 1022 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Details, surfaces and miscellaneous:

Paris 75004-Quartier Notre Dame/Ile Saint Louis.
Rue Le Regrattier: This very narrow street was built between 1614 and 1646 and named after François Le Regrattier, the wealthy treasurer of the Gardes Suisses, the mercenary soldiers who served the kings of France from 1471 to 1830. It was he and two developers who won the contract to build the island. Its current length was decreed in 1868, when it became part of "Rue de la Femme sans Tête".
Transversal North-South, Rue Le Regrattier leads from Quai de Bourbon to Quai d'Orleans.

Located in a historic 17th-century building dating from 1660, built over 5 floors in a small condominium of 14 apartments, this characterful, fully-renovated One bedroom apartment is located on the Ground floor, West exposure.

The sale of this property includes lot number 10.
With a total floor area of 40.99 m2 Loi Carrez, it features the following:
an entrance hall (0.7m2), a living room (11.72m2), a kitchen with dining corner (8.17m2), a bedroom (12.5m2), a bathroom with walk-in shower and toilet (3.35m2), a dressing room in the bedroom (2.25m2), a cupboard (2.30m2), and seventy-five thousand sixtieths (75/1,060èmes) of the general common areas.

Quietly located on the street side, this property offers two windows in the living room, two windows in the bedroom, and a window in the fully-equipped open-plan kitchen on the courtyard side.
The living room, bedroom and kitchen all have individual, recently installed electric radiators.
The apartment has been completely renovated with...