

Paris 4 - Ile Saint Louis. Contemporary One bedroom apartment in perfect condition, 1st floor lift, 36m2.

EXCLUSIVE



INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	35 m2
Plot Size:	0 m2

IN BRIEF

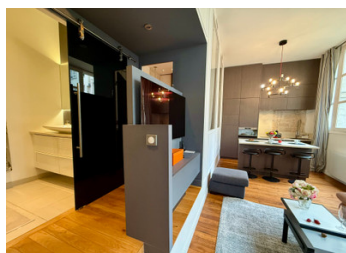
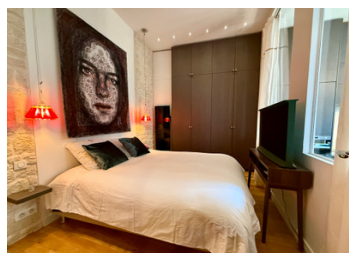
Paris 4 - Ile Saint Louis/Notre Dame district.

In a historic building dated from 1750, with four floors, this One bedroom property has been completely renovated in a contemporary style, in perfect condition. It is located on the first floor with elevator access and overlooks a courtyard.

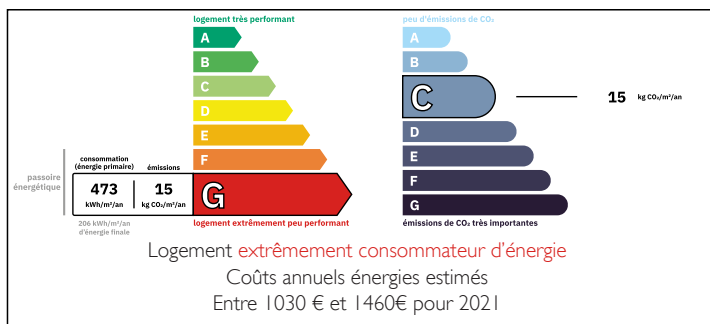
With a total floor area of 35.59m² (35.53m² Carrez), the lay out appears as follows: a living room with open equipped kitchen, a bedroom, a bathroom with walk-in shower, and a separate toilet.

High-quality renovation, optimized space, plenty of storage, parquet flooring, stone walls, two large windows with natural light. West exposure.

A haven of peace on the Île Saint Louis, Rue Saint Louis en l'Île, the most residential part of this large street crossing the island from one side to the other.



ENERGY - DPE



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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

Miscellaneous:

A haven of peace on Île Saint Louis, at 10 Rue Saint Louis en l'Île, the most residential part of this large street crossing the island from one side to the other. In a historic four-story building dated from 1750, part of a small condominium complex with 26 units, this One-bedroom property for sale is located on the first floor with elevator access.

Fully renovated in a contemporary style with high-quality materials, no work is needed.

A charming pied-à-terre, "Ready to move in, Turnkey."

With a total floor area of 35.59m² (35.53m² Carrez), this apartment, LOT 210, is as follows: Building B, staircase B, on the first floor, to the left of the landing, an apartment comprising: a living room with open-plan fitted kitchen (21.17m²), a separate bedroom (9.78m²), a bathroom with walk-in shower (3.58m²), a separate toilet (1.06m²) and one hundred and ninety-five/ten thousandths (195/10,000ths) of the general common areas.

Exposure: West. The two large windows overlooking the courtyard provide plenty of natural light.

Optimized space, numerous storage cupboards, parquet flooring, and stone walls.

Cadastral references: Parcel 0022 Cadastral sheet/section: 000AU01 Municipality: Paris 04 (75) Total floor area: 776m².

LOCAL TAXES

Taxe foncière: **893 EUR**

Taxe habitation: **EUR**

NOTES

Additional information:

- The access to the building is secured by a digital code, intercom, and a caretaker.
- The common areas are well maintained, with a paved courtyard planted with trees.
- Small co-ownership: 26 lots.
- Lot concerned for this sale: Lot No. 210.
- Individual electric heating.
- Monthly charges: 160 Euros.
- Property taxes: €893.
- Height Ceiling: 3 meters.
- Fully equipped...