

Saint-Paul, Paris IV: Duplex of 46m on the top floor with elevator in a classified building

EXCLUSIVE



INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	46 m ²
Plot Size:	0 m ²

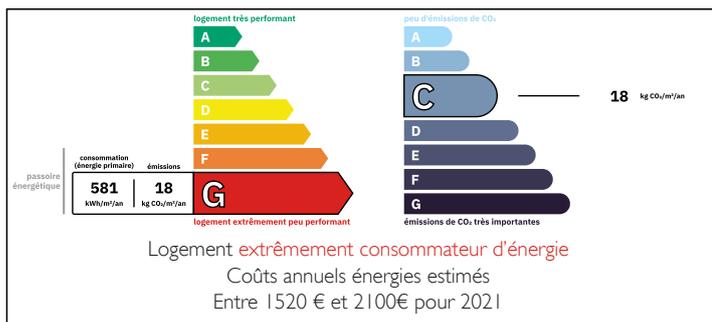
IN BRIEF

SAINT PAUL – Located in the heart of the historic district, LEGGETT Immobilier exclusively presents this stunning duplex apartment of 46 m², situated on the top floor of a classified façade building, accessible by elevator. This bright property offers a beautiful living environment.

On the first level, you will find a spacious living room with exposed beams, an open-plan equipped kitchen, a dining area, and a bathroom. Upstairs, a bedroom with built-in storage, illuminated by two skylights with electric shutters. Quiet and without overlooking neighbors thanks to its elevated position. Perfect for lovers of Parisian architecture and those seeking a pied-à-terre in the heart of the capital.

In immediate proximity to shops, restaurants, and public transport (Saint-Paul 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

Detailed Description of the 75004 District – Paris 4th

The 4th arrondissement of Paris, located on the right bank of the Seine, is one of the city's most iconic and sought-after neighborhoods. It embodies the history, culture, and timeless charm of Paris. With its exceptional architectural heritage, this dynamic and cosmopolitan area offers a unique living experience, blending historical ambiance with modernity.

The 75004 is a true open-air museum. It is home to some of Paris's most famous and iconic landmarks, such as the Notre-Dame Cathedral, a Gothic masterpiece and symbol of the city, located on the Île de la Cité. The Hôtel de Ville, a majestic neo-Renaissance building, serves as the Paris City Hall and hosts numerous cultural exhibitions. The Place des Vosges, one of the oldest and most elegant squares in Paris, is surrounded by arcades and historic houses. The Île Saint-Louis, meanwhile, is a peaceful haven in the heart of the city, renowned for its cobblestone streets, private mansions, and famous artisanal ice cream shops. This unique heritage makes the 4th arrondissement a must-see for history and architecture enthusiasts.

The Marais, covering much of the 4th arrondissement, is one of Paris's most vibrant and sought-after neighborhoods. Known for its Bohemian vibe and eclectic mix, it attracts art lovers, fashion enthusiasts, and foodies alike. The Marais is also a key hub for the LGBTQIA+ community, with a lively nightlife and iconic establishments. This neighborhood is packed with museums and art galleries, such as the renowned...

LOCAL TAXES

Taxe habitation: EUR

NOTES