

Paris IV – Île Saint-Louis – Rue des Deux Ponts – One-bedroom apartment renovated by an architect – Sold furni

EXCLUSIVE



## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Paris 4e Arrondissement |
| Department: | Paris                   |
| Bed:        | 1                       |
| Bath:       | 1                       |
| Floor:      | 40 m2                   |
| Plot Size:  | 0 m2                    |

## IN BRIEF

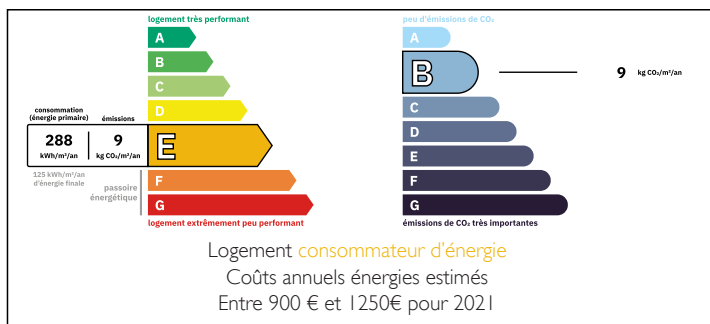
RUE DES DEUX PONTS – Located on the 3rd floor of a fully restored 17th-century building, this 39.52 sqm Carrez apartment has been redesigned and renovated by an Italian architect.

It features an entrance with storage, a spacious living room with fitted open kitchen, a bedroom with custom-made dressing including a workspace, and a shower room with toilet.

Bright and elegant, it combines historic charm with high-quality finishes and enjoys partial views of the Seine, at the heart of Île Saint-Louis – one of Paris' most prestigious addresses.

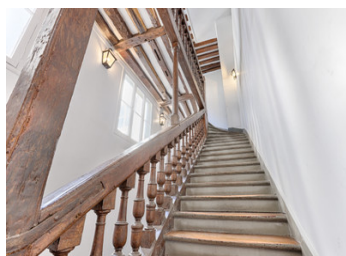


## ENERGY - DPE



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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

Carrez Surfaces:

Entrance: 2.13 sqm

Living room with kitchen: 22.35 sqm

Bedroom: 10.34 sqm

Shower room + WC: 3.90 sqm

Total living area: 38.72 sqm Carrez

Total floor area: 39.52 sqm

Île Saint-Louis – Paris 4

An iconic and exclusive address, Île Saint-Louis is one of the most sought-after locations in Paris. Its quiet streets, private mansions, and local shops create a true village atmosphere in the heart of the capital.

A unique lifestyle

The apartment combines the charm of history with modern comfort: a renovated 17th-century building, optimized layout, and top-quality finishes. Seine glimpses add to its unique appeal.

Educational excellence

Several well-regarded schools are located nearby, along with major cultural institutions.

Iconic landmarks nearby

Within minutes: Notre-Dame Cathedral, the Panthéon, Hôtel de Ville, Place des Vosges, Le Marais, and the Latin Quarter. An incomparable historical and cultural setting.

Transport and accessibility

Excellent connections: Pont Marie (line 7) and Saint-Paul (line 1) metro stations, along with several bus routes. Quick access to both Right Bank and Left Bank.

## LOCAL TAXES

**Taxe foncière: 960 EUR**

**Taxe habitation: EUR**

## NOTES