

Paris IV | Île Saint Louis | Rare | Renovated 1-2 bed | 3.4m ceilings | 1650 building



INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	2
Bath:	2
Floor:	82 m ²
Plot Size:	0 m ²

IN BRIEF

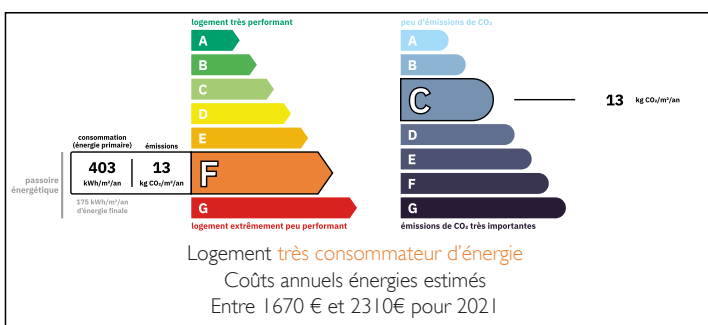
In a charming 1650 building on a peaceful side street, this beautifully renovated second-floor apartment blends period character with modern comfort. The generous 13 m² entrance with custom storage and a mezzanine leads to a superb 31 m² open-plan living space featuring 3.4 m ceilings, a marble fireplace, exposed 17th-century beams, and a contemporary American kitchen. A shower room with WC (3.5 m²) and smart mezzanines optimize the footprint.

On the courtyard side, 21 m² are arranged as two cozy bedrooms and can be reconfigured as a master suite with freestanding bathtub. Six multi-orientation windows deliver exceptional brightness.

68.84 m² loi Carrez | ~80 m² total | Possible terrace (to confirm) | Electric heating | 12 m² cellar | 1.56 m² storage | Annual charges approx. €2,600.

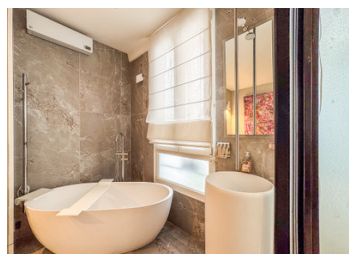


ENERGY - DPE



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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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Cradled by the Seine at the heart of Paris, Île Saint-Louis—paired with Île de la Cité as the city's two natural islands—offers a rare sense of timelessness. Its name, adopted in 1725 in honor of King Louis IX (Saint Louis), echoes a local tradition: the monarch is said to have sought solitude here when the island was still called Île aux Vaches. Today, its streets and façades express a quiet elegance that has come to symbolize the Parisian art de vivre and the luminous spirit of the “City of Light.”

This coveted enclave is distinguished by an exceptional collection of 17th and 18th-century townhouses. Linked to the rest of Paris by six bridges, the island preserves an intimate ambiance, buffered from urban noise and rush. Behind discreet doorbells and unmarked entries, you'll find notable figures from politics and media—President Georges Pompidou once lived at 24, quai de Béthune.

Life here unfolds along Rue Saint-Louis-en-Île, the island's spine, and around the encircling quais. The main street is dotted with independent boutiques and beloved addresses: acclaimed restaurants, the artisanal ice creams and sorbets of Maison Berthillon, two cheesemongers, three bakeries, a butcher, a pharmacy, a newsagent, and two primary schools. Step across Pont Sully into Saint-Paul for larger education options—Massillon and the renowned Lycée Charlemagne—plus gourmet shops, caterers, and the bustling market at Place de la Bastille.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>