

Île Saint-Louis, charming character flat, 2-3 rooms, 77 sqm, duplex with mezzanine, bright and quiet courtyard



## INFORMATION

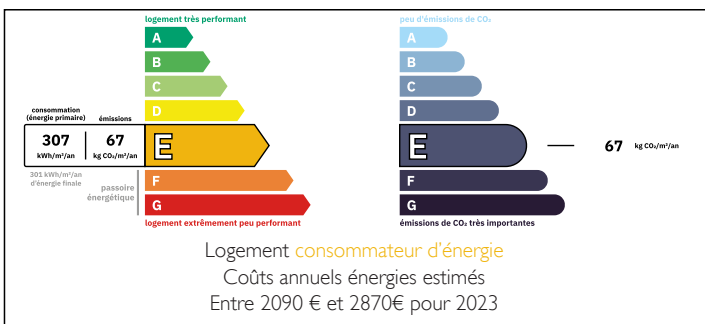
Town:	Paris
Department:	Paris
Bed:	2
Bath:	0
Floor:	77 m2
Plot Size:	0 m2

## IN BRIEF

Nestled in the heart of the highly sought-after Île Saint-Louis, this charming approximately 77 m<sup>2</sup> (830 sq ft) duplex apartment offers a rare blend of historic character and flexible living. Located in a beautiful 18th-century building, the property features exposed wooden beams, generous volumes, and large windows opening onto a peaceful, sun-filled courtyard.

The apartment includes a bright living room, two-three bedrooms, a versatile mezzanine space, and two bathrooms, making it ideal as a refined Parisian residence or an elegant pied-à-terre.

## 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

Located on the iconic Île Saint-Louis—one of Paris's most exclusive and historic enclaves—this unique duplex apartment captures the essence of Left Bank charm and village-like tranquility in the very center of the capital.

Set within a characterful 18th-century building, the property spans approximately 77.31 m<sup>2</sup> (Carrez law), equivalent to ~832 sq ft, and is organized across two levels, offering both intimacy and versatility.

Upon entering, you are welcomed into a thoughtfully arranged layout. The main level features a bright and inviting living room (26.12 m<sup>2</sup> / 281 sq ft), enhanced by beautiful exposed wooden beams and impressive ceiling height, creating a warm and authentic atmosphere. Large windows open onto a quiet, green courtyard, flooding the space with natural light and offering a serene retreat from the city's energy.

Adjacent to the living area, a functional kitchen (4.08 m<sup>2</sup> / 44 sq ft) complements the space, while the sleeping quarters are cleverly distributed. The first bedroom (11.73 m<sup>2</sup> / 126 sq ft) connects to an additional room (7.68 m<sup>2</sup> / 83 sq ft) that can serve as a child's bedroom, dressing room, or home office, allowing for adaptable living arrangements. A bathroom with WC (3.82 m<sup>2</sup> / 41 sq ft) completes this level.

Upstairs, a mezzanine (16.96 m<sup>2</sup> / 183 sq ft) offers a remarkable additional living space—ideal as a guest bedroom, office, or secondary lounge area. This level also benefits from its own shower room with WC (4.05 m<sup>2</sup> / 44 sq ft) and a window overlooking the...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES