

Paris 4, Ile Saint Louis, Renovated One bedroom property, 32m2, 2nd floor, Views over blooming garden.

## EXCLUSIVE



## INFORMATION

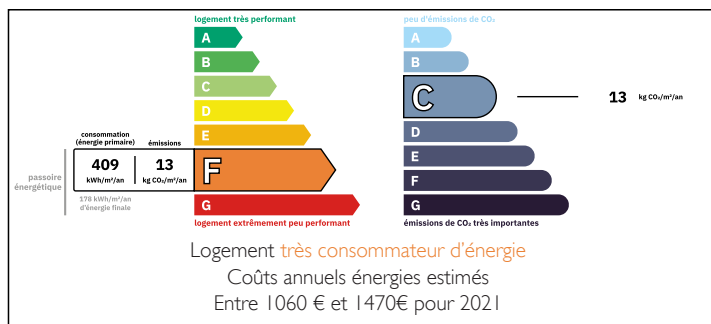
|             |       |
|-------------|-------|
| Town:       | Paris |
| Department: | Paris |
| Bed:        | 1     |
| Bath:       | 1     |
| Floor:      | 32 m2 |
| Plot Size:  | 0 m2  |

## IN BRIEF

In a 17th century 5-storey building, this property is located on the 2nd floor, accessible via the staircase in the common areas. This recently renovated, very quiet, character apartment, with a total surface area of 32.45 m2Loi Carrez, comprises: small entrance , open-plan living room/kitchen, bedroom, shower room with WC. Beautiful views over the wooded garden of Hotel Particulier Comans d'Astry. Exposure: Est and West.



## 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 foncière: 1529 EUR**

## NOTES

## DESCRIPTION

Surfaces and Miscellaneous :

Paris 75004 Paris- Ile Saint Louis/Quartier Notre Dame.

A discreet, historic address on Ile Saint Louis, Rue Poulletier. Built around 1614, it has been called Rue de la Poulletière or de la Poulleterie and also Rue Florentine. It owes its name to a family of entrepreneurs, the Le Poulletier family, who were among the first to build on the Ile Saint Louis.

Situated in a 17th-century, 5-storey building, this recently renovated character property is located on the 2nd floor, via the common-area staircase. Apartment lot N°7, with a total surface area of 32.45 m2Loi Carrez, comprises: an entrance hall (2.03m2), a living room/open-plan kitchen with dining area (20.53m2), a bedroom with fold-out bed overlooking the garden (7.56m2), a bathroom with shower and WC (2.33M2), and seventy-nine thousandths (79/1,000èmes) of the general common areas.

Exposition: Est and West.

Very quiet apartment with two windows in the living room and a Velux skylight, and a window in the bedroom overlooking the beautiful garden of the Hotel Particulier de Comans d'Astry (our Hotel de Richelieu).

Additional information:

Access to the building is secured by Vigic.

Common areas are well maintained.

Small co-ownership: 14 lots

Individual electric heating in all rooms.

Ceiling height: .2.40 meters through 2.70 meters.

The building is connected to fiber optics.

Monthly building charges: 170 Euros.

Property taxes 2025: 1,469 Euros.

Cadastral references: Paris 04 (75) Prefix: 000

Section: AU01 Parcel: 0050.L Land: 213m2.

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