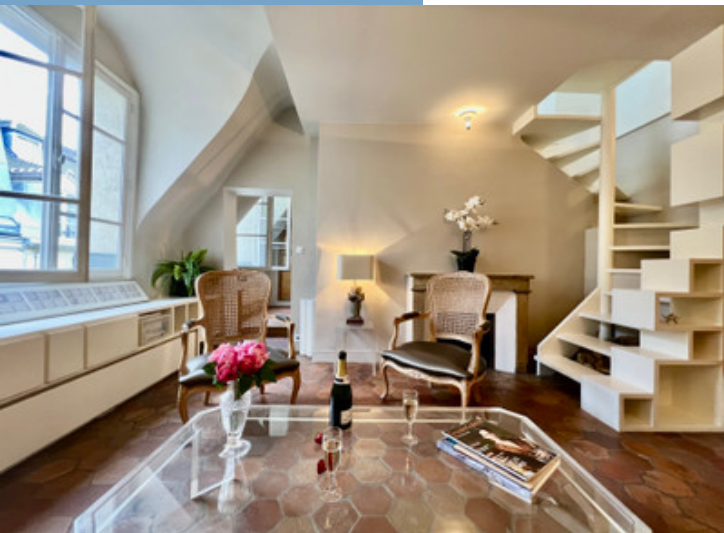




PARIS 4, ILE SAINT LOUIS, DUPLEX WITH
CHARACTER, 2 BEDROOMS, 3RD AND 4TH
FLOOR, 64M2 ON FLOOR, 47M2CARREZ

PARIS 4, ILE SAINT LOUIS,
DUPLEX WITH
CHARACTER, 2
BEDROOMS, 3RD AND
4TH FLOOR, 64M2 ON
FLOOR, 47M2C...



PROPERTY FACT FILE	
REFERENCE	A20027CCH75
PRICE	€ 945,000 £ 782,082* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	1
ACCOMMODATION	64.5 m ²
LAND	0 m ²
TOWN	Paris 4e Arrondissement
DEPARTMENT	Paris
LOCATION	Town property
TYPE	Appartement, Family Home
CONDITION	Good condition
FEATURES	River Frontage, Character property, Riverside
*Price based on current exchange rate which is subject to change	



- Elegant and historic 17th century building
- Unobstructed view of the Hotel de Bretonvilliers
- South and North exposure
- Peaceful and bright
- Terracotta tiles floor and fireplace

PARIS 4, ILE SAINT LOUIS,
 DUPLEX WITH
 CHARACTER, 2
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 4TH FLOOR, 64M2 ON
 FLOOR, 47M2C...
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Paris 4- Ile Saint Louis/Quartier Notre Dame. A Haven of peace overlooking the remarkable Noble Town house of Hotel Bretonvilliers and the picturesque zinc roofs of Ile Saint Louis. In a 4-storey historic building dating from 1750, part of a small 26-unit co ownership, this property is located on the 3rd and 4th top floors,

DESCRIPTIF

Miscellaneous:

Paris 75004-Ile Saint Louis/Quartier Saint Gervais Notre Dame. A prestigious address on Ile Saint Louis, Rue Saint Louis en l'Ile, the most residential part of this large street crossing the island from one end to the other.

The historic 4-storey building, built in 1750, faces the remarkable Hotel Particulier de Bretonvilliers. It is a small co ownership with 26 apartments.

The property, located on the 3rd and 4th top floors, is accessible via the building's staircase, and comprises lot no. 206 and one hundred ninety-three ten thousandths (183/10,000èmes) of the general common areas, and lot no. 245 and twelve ten thousandths of the general common areas.

Fitted out as a duplex, it offers total floor area of 64.50m² (46.60m² Loi Carrez), including:

entrance hall (1.25m²),
 a living room with terracotta floor tiles (17.98m²),
 a dining room with terracotta floor tiles (13.36m²),
 a kitchen (5.78m²),
 a bathroom with bathtub and WC (3.45m²).

On the first floor, accessed by an interior staircase, are two bedrooms (11.50m² and 11.18m²).

The reception rooms, lounge/living room with fireplace and dining room, are bright and airy, with large windows in each area offering unobstructed views of the remarkable Hotel Particulier de Bretonvilliers.

The functional kitchen is also bright, with a window facing the courtyard. The white-tiled bathroom, with bathtub/shower attachment, has a window on the courtyard side. A closet is just off the entrance.

An interior sta

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A20027CCH75>

COMPLETE FILE AND PHOTO ON REQUEST

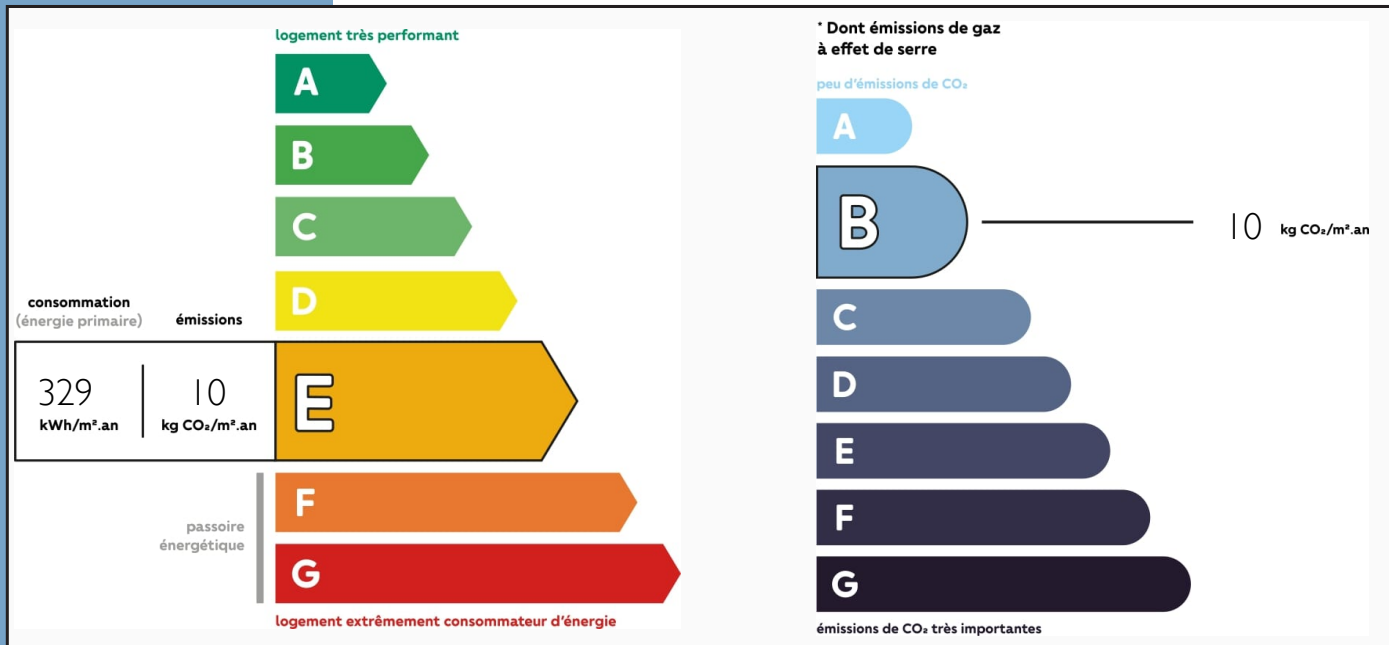


PARIS 4, ILE SAINT LOUIS,
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ENERGIE-DPE

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



NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A20027CCH75
FILE COMPLETE
AND PHOTOS
ON REQUEST

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