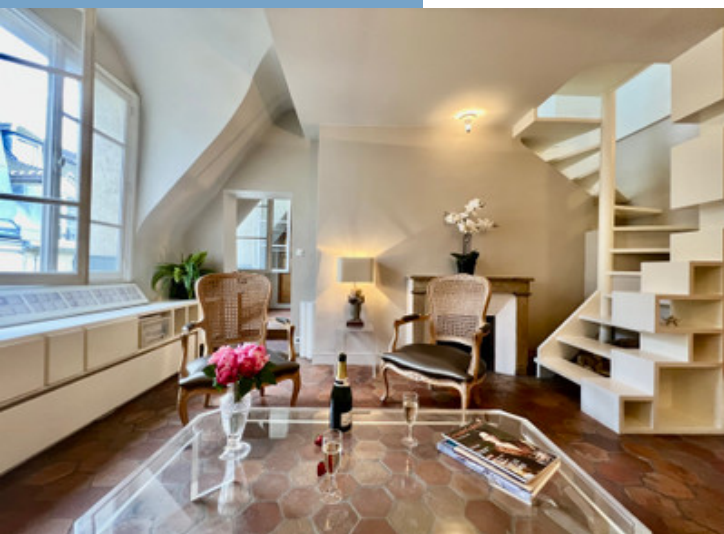




PARIS 4, ILE SAINT LOUIS, DUPLEX WITH  
CHARACTER, 2 BEDROOMS, 3RD AND 4TH  
FLOOR, 64M2 ON FLOOR, 47M2CARREZ

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 £ 813,220* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	1
ACCOMMODATION	64.5 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Paris 4e Arrondissement
DEPARTMENT	Paris
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Good condition
FEATURES	Character property, Riverside
<small>*Price based on current exchange rate which is subject to change</small>	





- 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  
BEDROOMS, 3RD AND  
4TH FLOOR, 64M2 ON  
FLOOR, 47M2C...  
Ref : A20027CCH75

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.

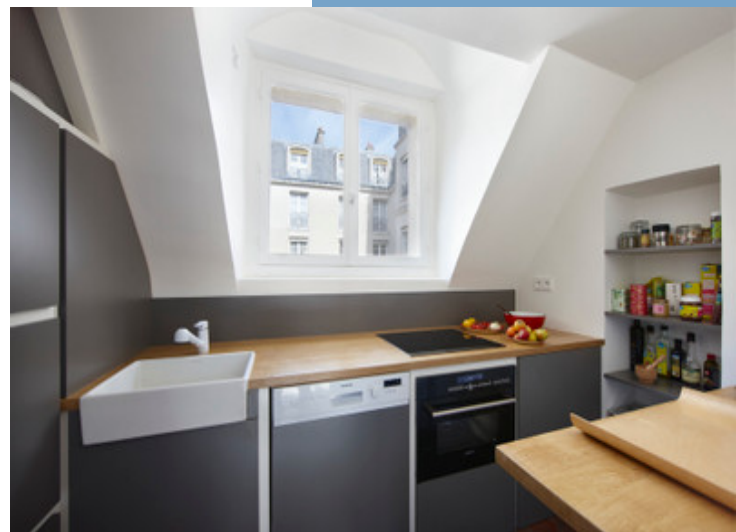
The functional kitchen is also bright, with a window facing the courtyard. The white-tiled bathroom, with bathtub/shower attachment, has a window on the courtyard side. A closet is just off the entrance.

An interior sta

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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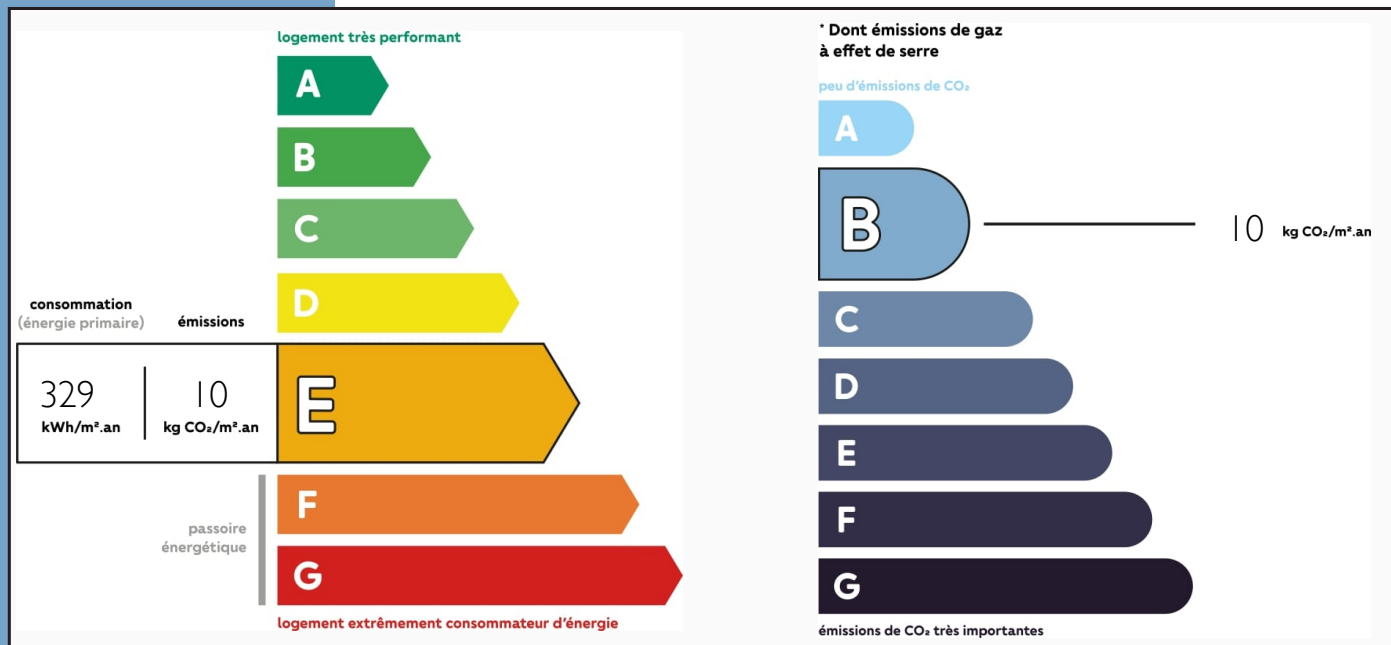
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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

Réf : A20027CCH75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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