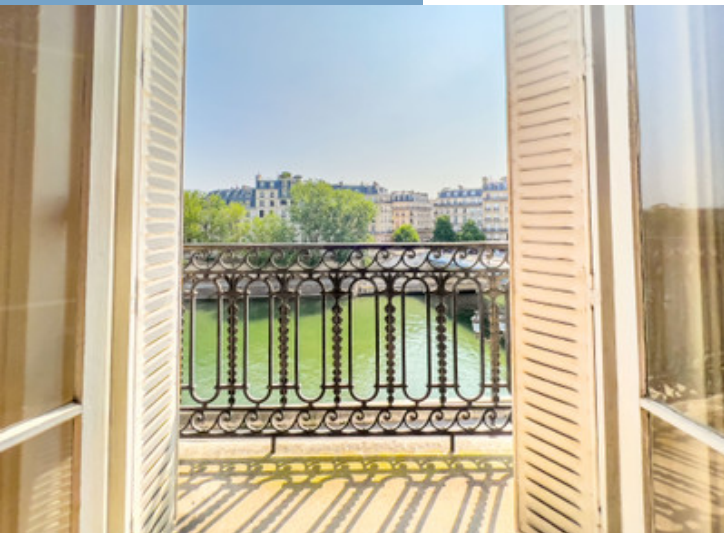
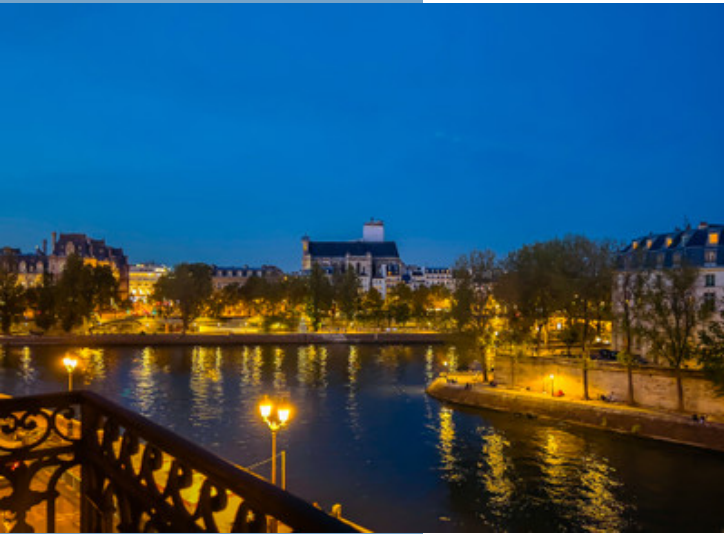


ILE DE LA CITÉ, SUPERB ADDRESS FACING THE
SEINE RIVER OFFERING 160M2, 3RD FLOOR OF AN
1870 BUILDING WITH LIFT

www.leggettprestige.com

ILE DE LA CITÉ, SUPERB
ADDRESS FACING THE
SEINE RIVER OFFERING
160M2, 3RD FLOOR OF AN
1870 BUILDING...



PROPERTY FACT FILE

REFERENCE	A22230DPE75
PRICE	€ 3,600,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	160 m ²
LAND	0 m ²
TOWN	Paris 4e Arrondissement
DEPARTMENT	
LOCATION	City property
TYPE	
CONDITION	To be renovated
FEATURES	River Frontage, Fiber optic, Open fireplace

*Price based on current exchange rate which is subject to change



- Superb address by Notre-Dame with lift & caretaker
- Unobstructed views of the river Seine
- Lots of natural light, with large windows
- Original features including high ceilings
- Includes a top floor maid's room

ILE DE LA CITÉ, SUPERB ADDRESS FACING THE SEINE RIVER OFFERING 160M2, 3RD FLOOR OF AN 1870 BUILDING...

Ref : A22230DPE75

Ile de la Cité - A rare address for this 151m2 apartment (1 flat per floor) + a top floor maid's room in the heart of this prestigious Haussmann-style building (1870) with lift. Not overlooked and facing the Seine and Ile Saint Louis, this 3rd floor apartment, in need of renovation, benefits from plenty of natural light thanks to the large

DESCRIPTIF

Comprised of a superb, welcoming entrance hall, separate kitchen (3rd bed), double living room (48m2), 2 bedrooms (13 and 19m2), study (22m2), shower room bathroom separate toilet.

Come and join the 891 inhabitants (census 2016) who live in the midst of an exceptional environment with its unmissable monuments, which make the reputation of this very exclusive island.

Size :

- Total area --> 160,13m2 Habitable ; 157,18m2 Carrez law
- Weighted area --> 158,66m2 = 25,841 euros/m2

Details

- Flat No 5 --> 150,78m2 Habitable ; 149,17m2 Carrez ; Valued at € 3,875,000
- Service room No 15 --> 9,35m2 Habitable ; 8,01m2 Carrez ; Valued at €120,000
- Concrete cellar ventilated and secure No 24 --> 42,15m2 ; Valued at €105,000
- Freehold --> 1540 / 10120e

Miscellaneous: available for sale for the first time since the building was constructed, retained its original features with 4 fireplaces (to tube), original herringbone parquet flooring and ceiling mouldings, in need of renovation to bring it up to date, sunny in the morning with large bay windows on the Seine side, NE orientation, flexible and possibility of making a 3rd bedroom, good volume to exploit and well situated, 3.20m high ceilings, 3rd floor out of 7, secure building with caretaker and digicode, well-maintained communal areas with a flower-filled courtyard with bicycle park, high speed fibre optic internet, communal gas heating, freehold and no building renovation voted or planned, €770/month service char

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A22230DPE75>

COMPLETE FILE AND PHOTO ON REQUEST

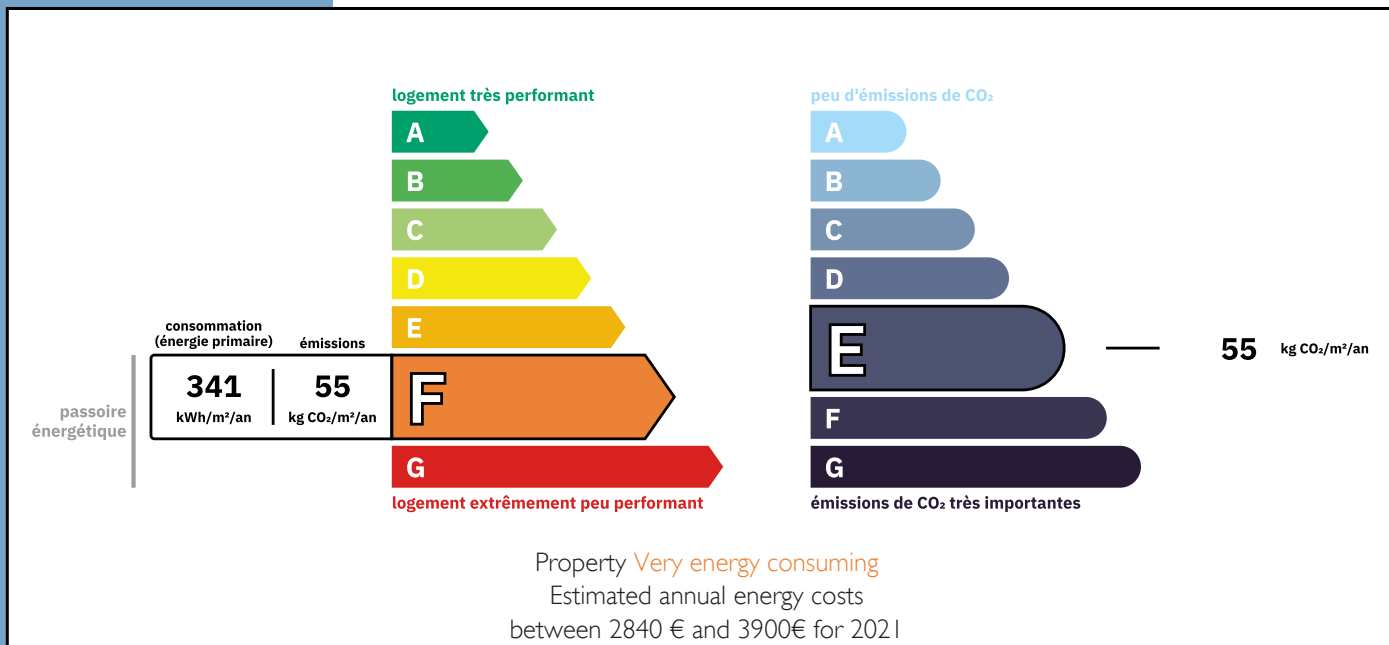


ILE DE LA CITÉ, SUPERB
ADDRESS FACING THE SEINE
RIVER OFFERING 160M2, 3RD
FLOOR OF AN 1870
BUILDING...

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

Ref : A22230DPE75

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

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 :A22230DPE75
FILE COMPLETE
AND PHOTOS
ON REQUEST

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