



RARE PEARL AND PRESTIGIOUS ADDRESS ILE
SAINT LOUIS, PARIS 4, LARGE RENOVATED
STUDIO/AC, 38M2 , SEINE VIEWS.

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PROPERTY FACT FILE	
REFERENCE	A22785CCH75
PRICE	€ 950,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	1
BATHROOM	1
ACCOMMODATION	38 m²
LAND	0 m²
TOWN	Paris 4e Arrondissement
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Appartement, Family Home
CONDITION	
FEATURES	River Frontage, Double glazing, Riverside
<small>*Price based on current exchange rate which is subject to change</small>	



- Prestigious address on Ile Saint Louis
- Historical building from 1740
- Fully renovated by Interior architect
- Four large windows overlooking Seine River & Quays
- Built in air conditioning

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Paris 4, Ile Saint Louis, a Prestigious address, Quai de Bourbon.
In an historic 4-storey building dating from 1740, this property is
located on the 3rd floor, accessible via the staircase to the common
areas.

A large studio fully renovated by an interior designer, with a total floor

DESCRIPTIF

Details, surfaces and miscellaneous :

Paris 75004-Ile Saint Louis/Quartier Notre Dame.

A prestigious address on Quai de Bourbon, a few steps from the
studios of renowned sculptors Camille Claudel and Auguste Rodin.
Quai de Bourbon is located at the western end of Ile Saint Louis. It
runs along the Seine from the northern end of Rue des Deux Ponts to
the southern end of Rue Jean-du-Bellay.

Most of its buildings are listed private mansions, which have been
home to numerous historical figures, artists and politicians. Quai De
Bourbon was built between 1614 and 1646 under its current name. It
was renamed "Quai de la République" in 1792 during the Revolution,
and then "Quai d'Alençon". A prefectural decree of April 27, 1814
restored its name to "Quai Bourbon".

Ideally located at number 1 Quai de Bourbon, in an historic 4-storey
building dating from 1740, in a 4-unit micro-co-ownership, with only
one apartment for each floor, this property is nestled on the 3rd
floor, accessible via the staircase in the communal areas.

The exclusive sale of this apartment concerns lot N°5, with a total
floor area of 38.12m2 Loi carrez, comprising: a living/dining room and
fitted kitchen (19.72m2), an alcove bedroom (11.6m2), a bathroom
with bath tub/shower fixture and WC (5.82m2), as well as a
storage/dressing cupboard (0.98m2), and 190/1,000èmes of the
general common areas.

This characterful property has been completely renovated by an
interior designer, who has optimized its living

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A22785CCH75>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

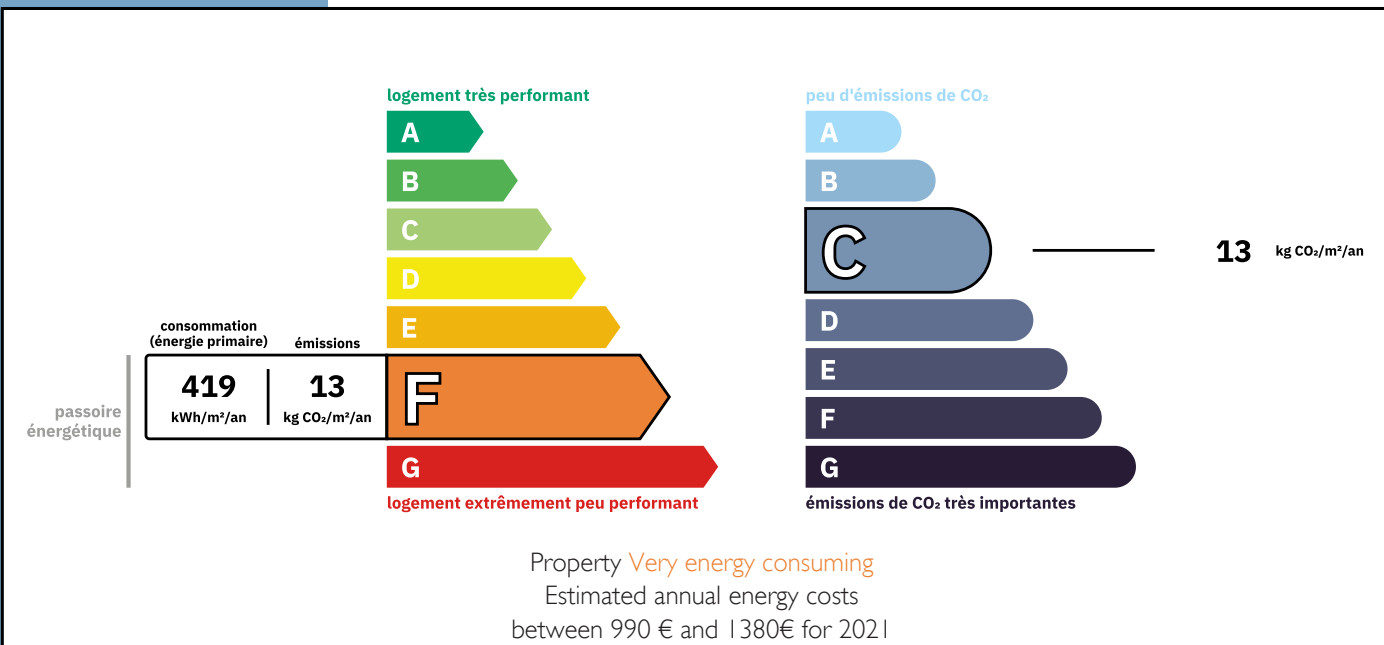
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ENERGIE-DPE

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



NOTICE

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.

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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 : A22785CCH75
FILE COMPLETE
AND PHOTOS
ON REQUEST

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