



PARIS IV - ILE SAINT LOUIS - REMARKABLE
2-BEDROOM PARISIAN APARTMENT | FULL OF
CHARM | AIR-CONDITIONING & LIFT

PARIS IV - ILE SAINT LOUIS
- REMARKABLE
2-BEDROOM PARISIAN
APARTMENT | FULL OF
CHARM |
AIR-CONDITION...



PROPERTY FACT FILE	
REFERENCE	A23853HHE75
PRICE	€ 1,272,500 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	2
ACCOMMODATION	66 m ²
LAND	0 m ²
TOWN	Paris 4e Arrondissement
DEPARTMENT	
LOCATION	City property
TYPE	
CONDITION	
FEATURES	
<small>*Price based on current exchange rate which is subject to change</small>	



- Sought after location
- Renovated with style and quality materials
- 1850 building with elevator
- Air conditioning
- Turn-key property

PARIS IV - ILE SAINT LOUIS
- REMARKABLE
2-BEDROOM PARISIAN
APARTMENT | FULL OF
CHARM |
AIR-CONDITION...
Ref : A23853HHE75

Nestled on the enchanting Ile Saint Louis, this exceptional 2-bedroom apartment, located on the 1st floor of a charming 1850s building complete with an elevator, presents a harmonious blend of classic Parisian elegance and contemporary comfort. This thoughtfully renovated residence captures the essence of its era while providing all

DESCRIPTIF

Entrance - 5,1 m²

Main room - 33,61 m²

Bedroom 1 - 12,57 m²

Shower room - 1,57 m²

Bedroom 2 - 11,83 m²

WC 1 - 0,69 m²

WC 2 - 0,95 m²

Upon entering, you'll be immediately captivated by the character-rich ambiance of this unique home. Exposed beams, a variety of vintage bricks, exquisite parquet flooring, and elegant French doors offer a captivating glimpse into the timeless beauty of 19th-century Paris, harmoniously juxtaposed with modern touches for a turn-key residence.

The meticulous renovation includes double-glazed windows, new radiators, and air conditioning to ensure your comfort throughout the seasons. The apartment is intelligently designed, featuring an entrance hall leading to a sun-drenched main living area with five French windows that flood the space with natural light. An open, fully-equipped kitchen seamlessly blends into this inviting communal space.

Versatility is key in this apartment, as it offers two separate entrances. While the primary entrance welcomes you into the main living area, the secondary entrance provides direct access via the second bedroom. This flexibility enhances the apartment's usability and convenience.

Located in the heart of one of the most prestigious neighborhoods in Paris, you'll find yourself within easy reach of a plethora of shops and amenities, allowing you to immerse yourself in the vibrant local culture. Moreover, the apartment offers a unique perspective on the city, with a picturesque view of the iconic Pantheon in Paris.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A23853HHE75>

COMPLETE FILE AND PHOTO ON REQUEST



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

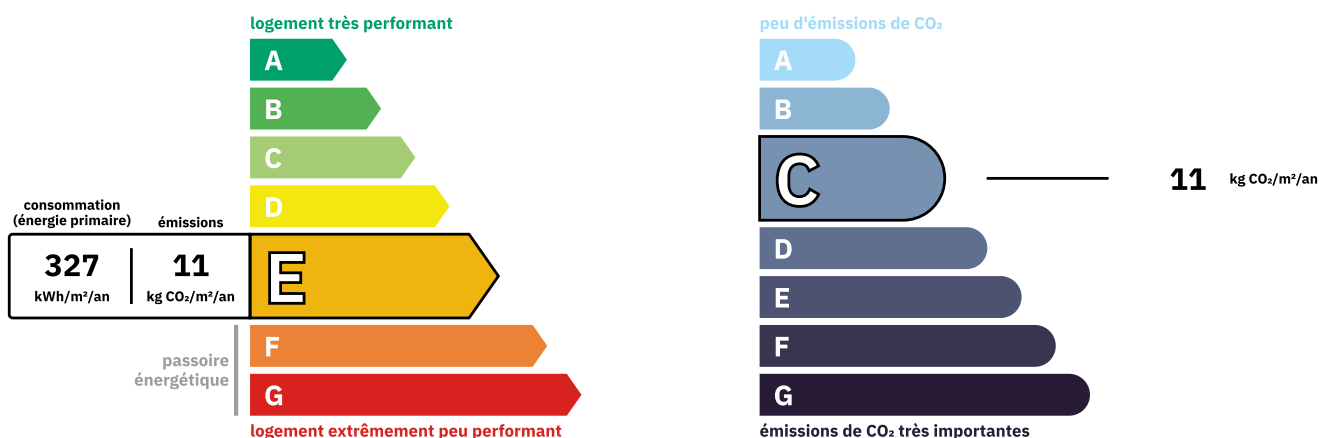
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

PARIS IV - ILE SAINT LOUIS -
REMARKABLE 2-BEDROOM
PARISIAN APARTMENT | FULL
OF CHARM |
AIR-CONDITION...

Ref : A23853HHE75

ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 1320 € and 1830€ for 2021

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 : A23853HHE75
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr