



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

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- REMARKABLE  
2-BEDROOM PARISIAN  
APARTMENT | FULL OF  
CHARM |  
AIR-CONDITION...



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



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

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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 m<sup>2</sup>  
 Main room - 33,61 m<sup>2</sup>  
 Bedroom 1 - 12,57 m<sup>2</sup>  
 Shower room - 1,57 m<sup>2</sup>  
 Bedroom 2 - 11,83 m<sup>2</sup>  
 WC 1 - 0,69 m<sup>2</sup>  
 WC 2 - 0,95 m<sup>2</sup>

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

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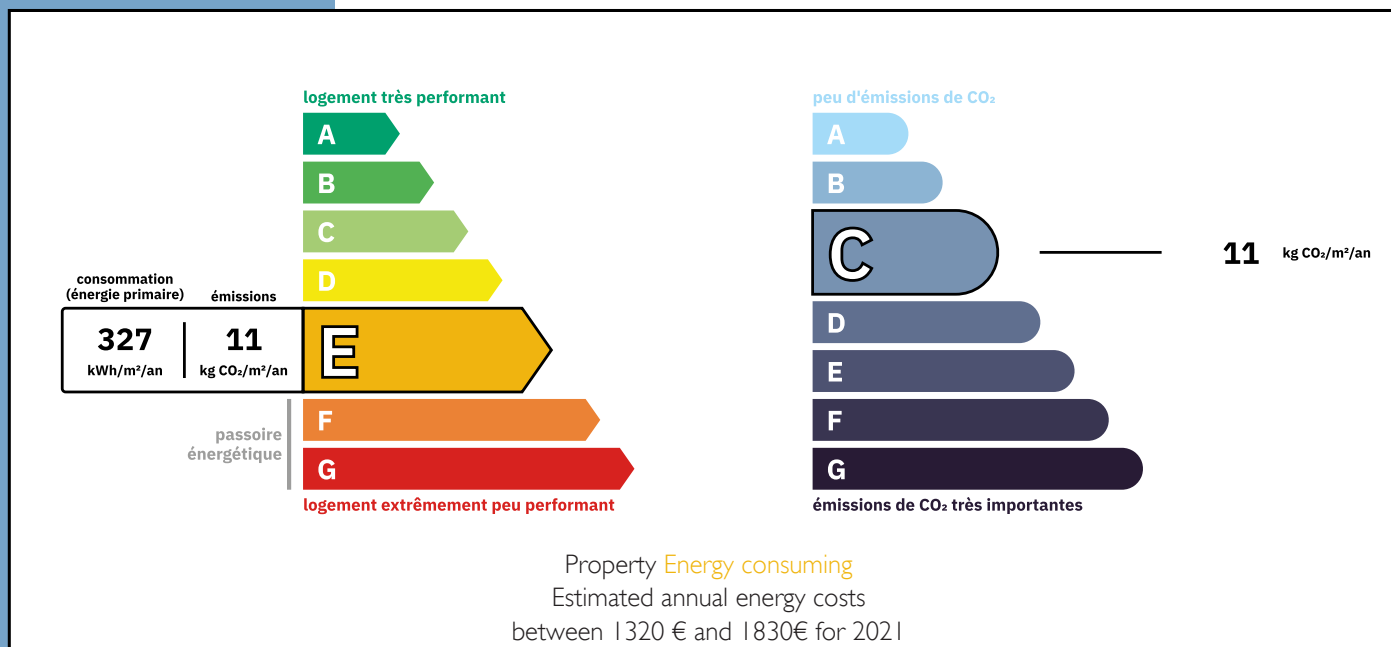


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A23853HHE75  
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AND PHOTOS  
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