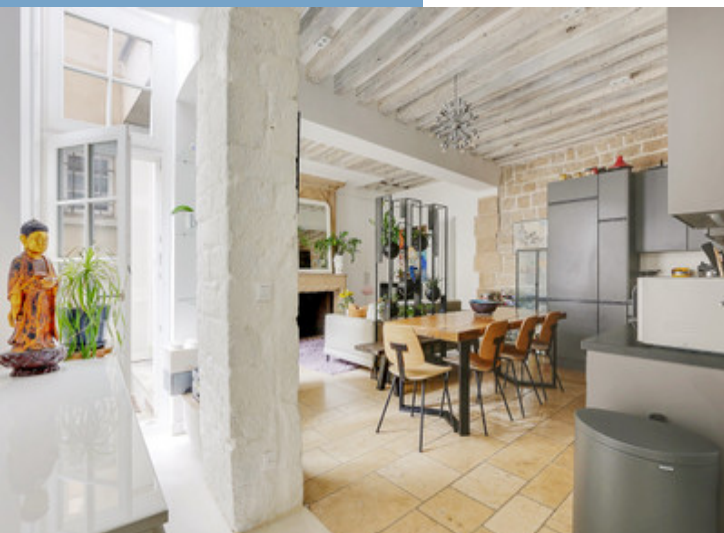
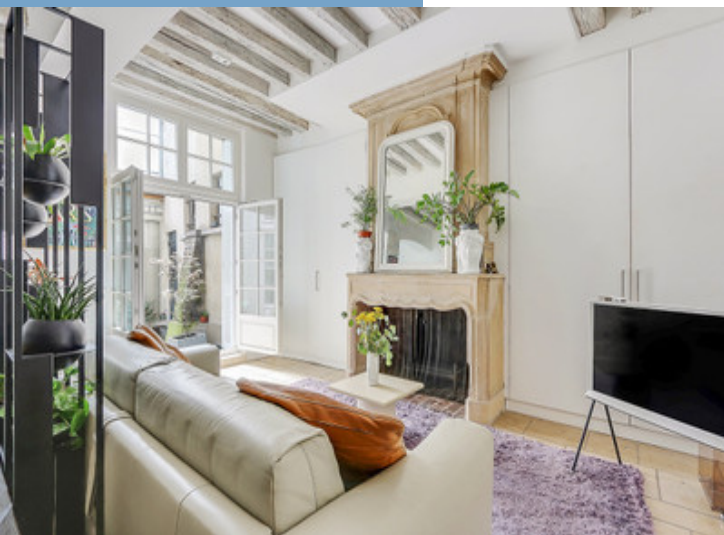




PARIS IV - NOTRE DAME DISTRICT |  
CHARACTERFUL 1-2 BED FLAT WITH FIREPLACE,  
EXPOSED BEAMS AND A TERRACE.



PARIS IV - NOTRE DAME  
DISTRICT |  
CHARACTERFUL 1-2 BED  
FLAT WITH FIREPLACE,  
EXPOSED BEAMS AND A  
TERR...



PROPERTY FACT FILE	
REFERENCE	A30684HHE75
PRICE	€ 1,195,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	1
ACCOMMODATION	70 m <sup>2</sup>
LAND	10 m <sup>2</sup>
TOWN	Paris 4e Arrondissement
DEPARTMENT	
LOCATION	City property
TYPE	
CONDITION	
FEATURES	Electricity on site, Fiber optic, Linky
<small>*Price based on current exchange rate which is subject to change</small>	



- Prime Location in the Heart of Paris IV
- Serene and Inviting Atmosphere
- Historical Charm and Character
- Functional Layout
- Outdoor Oasis

PARIS IV - NOTRE DAME DISTRICT |  
CHARACTERFUL 1-2 BED FLAT WITH FIREPLACE, EXPOSED BEAMS AND A TERR...

Ref : A30684HHE75

Discover tranquility in the heart of Paris IV's Notre Dame District. Nestled in a serene street, often hailed by French newspapers as a peaceful retreat amid the Ile de la Cité's hustle and bustle, is this beautifully renovated 64.48 m<sup>2</sup> flat.

## DESCRIPTIF

The main room boasts an open American kitchen, fully equipped and modern, a snug seating area facing the historic 1751 chimney, and a discreet door leading to a guest WC. French doors open onto the terrace, blending indoor and outdoor living seamlessly.

The evening area includes a primary bedroom with tinted windows for added privacy, a second versatile room that could serve as an office or guest bedroom, and a bathroom with a shower, sink, and WC.

Renovated with meticulous care, this home features granite countertops, custom-made storage solutions, and bespoke windows, making it truly move-in-ready.

Entrance: 5.84 m<sup>2</sup>

Hallway: 3.20 m<sup>2</sup>

Living room with kitchen: 32.36 m<sup>2</sup>

W.C.: 2.09 m<sup>2</sup>

Shower room/WC: 3.62 m<sup>2</sup>

Bedroom 1: 9.15 m<sup>2</sup>

Bedroom 2: 8.20 m<sup>2</sup>

Experience the perfect blend of historic charm and modern comfort in this enchanting Parisian flat.

Île de la Cité, located in the heart of Paris, is one of the city's most iconic and historic districts. Here you will find some of the city's most famous landmarks, such as Notre-Dame Cathedral, Sainte-Chapelle, and the Conciergerie. Living on Île de la Cité means being surrounded by centuries of history and magnificent architecture, while enjoying a picturesque setting with its charming cobblestone streets and flower-lined quays. The proximity to the Seine also offers breathtaking views and the opportunity for scenic riverside walks. Additionally, the island is perfectly situated, offering easy access to other parts of Pa

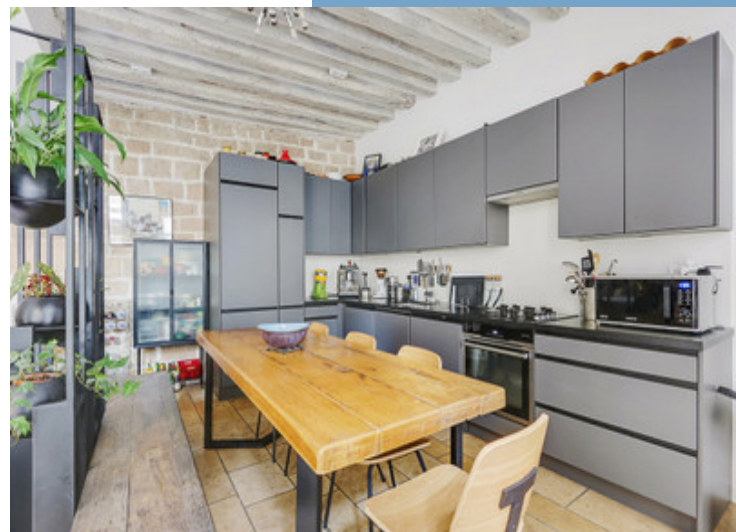
More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30684HHE75>

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](mailto:prestige@leggett.fr)



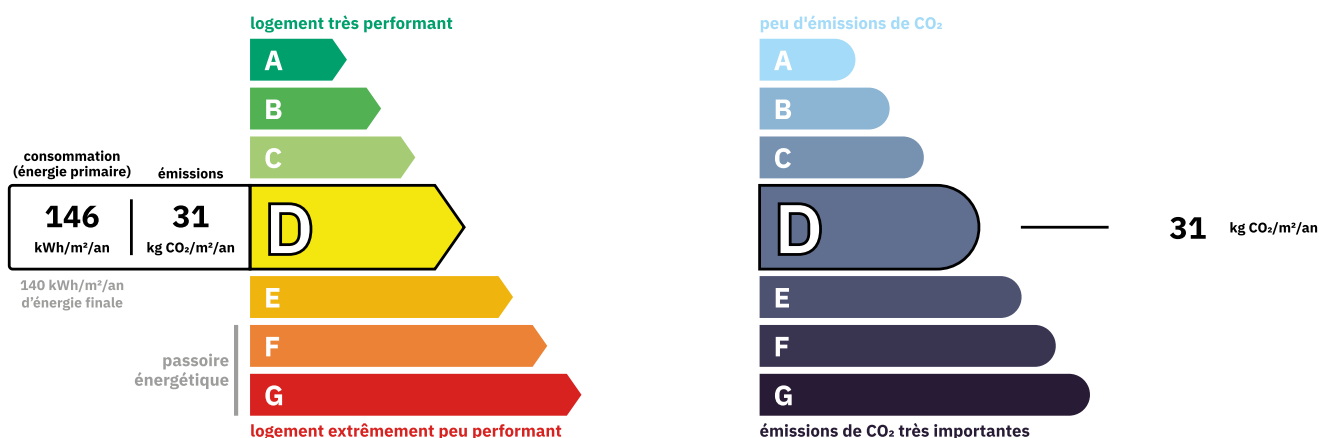


PARIS IV - NOTRE DAME  
DISTRICT | CHARACTERFUL  
1-2 BED FLAT WITH  
FIREPLACE, EXPOSED BEAMS  
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Ref : A30684HHE75

## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 740 € and 1040€ 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 : A30684HHE75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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