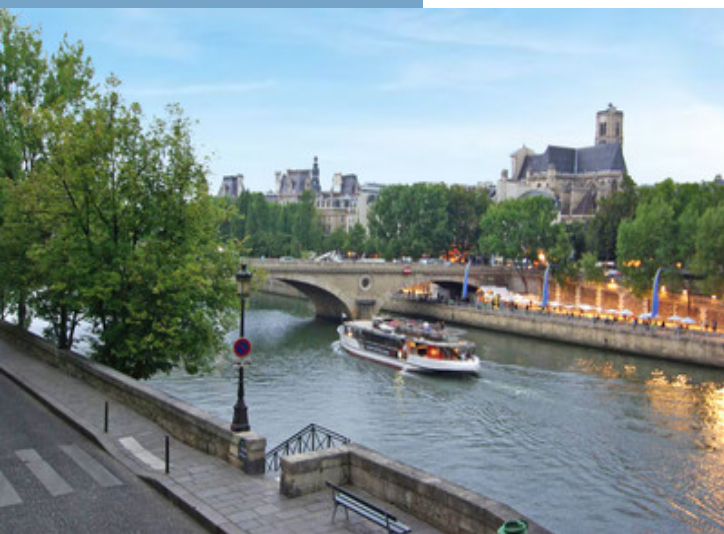


RARE PEARL: PRESTIGIOUS ADDRESS, SEINE  
VIEWS, COMMERCIALITY, ILE SAINT LOUIS, PARIS 4  
, RENOVATED ONE BEDROOM 53M2

RARE PEARL: PRESTIGIOUS  
ADDRESS, SEINE  
VIEWS, COMMERCIALITY,  
ILE SAINT LOUIS, PARIS 4  
, RENOVATED ONE BE...



PROPERTY FACT FILE	
REFERENCE	A32223CCH75
PRICE	€ 1,524,000 £ 0* *agency fees included: 0 % TTC to be paid by the buyer (1 444 000 EUR hors honoraires)
BEDROOM	1
BATHROOM	1
ACCOMMODATION	53 m²
LAND	0 m²
TOWN	Paris 4e Arrondissement
DEPARTMENT	
LOCATION	Town property
TYPE	Appartement, Family Home
CONDITION	
FEATURES	River Frontage, Double glazing, Riverside
*Price based on current exchange rate which is subject to change	





- Sold with its marketability and change of use.
- Historical building from 17th C, Ile Saint Louis
- Prestigious address on Quai de Bourbon
- Unobstructed views over Seine and Quays
- Fully renovated appartement including AC

RARE PEARL: PRESTIGIOUS ADDRESS, SEINE VIEWS, COMMERCIALITY, ILE SAINT LOUIS, PARIS 4, RENOVATED ONE BE...

Ref : A32223CCH75

Paris 4, Ile Saint Louis, a prestigious address on Quai de Bourbon. In a historic 17th-century 6-storey building, this property is located on the 1st floor, accessible by elevator from the common areas. A fully renovated One bedroom apartment, with views over the Seine, with a total floor area of 53.90m<sup>2</sup> (52.45m<sup>2</sup> Loi carrez)

## DESCRIPTIF

Details, surfaces and miscellaneous :

Paris 75004-Ile Saint Louis/Quartier Notre Dame.

A prestigious address on Quai de Bourbon, 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.

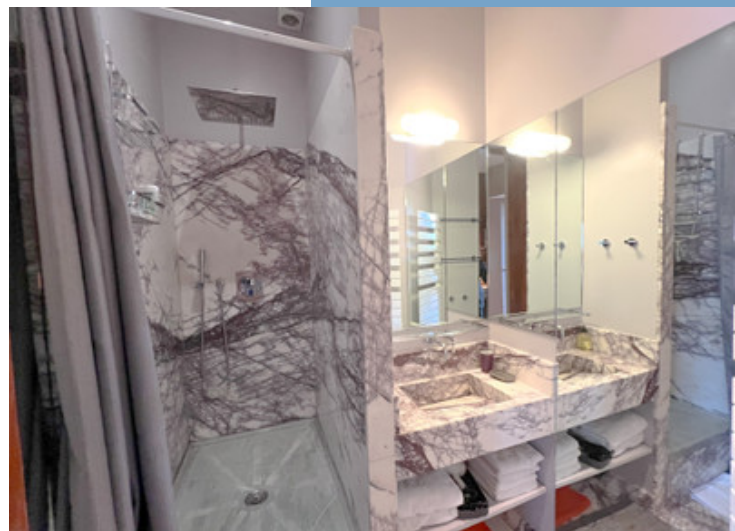
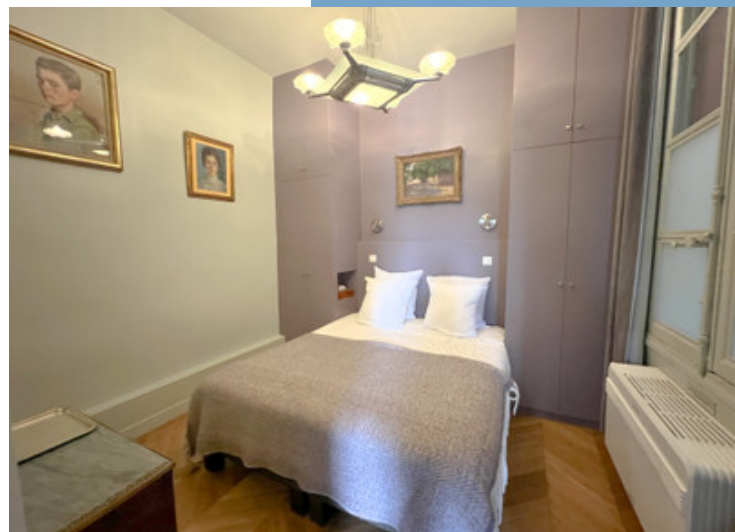
Most of its buildings are listed private mansions, which have been home to numerous historical figures, artists and politicians. Quai De Bourbon was built between 1614 and 1646 under its current name. It was renamed "Quai de la République" in 1792 during the Revolution, and then "Quai d'Alençon". A prefectural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

Ideally located at 19 Bis Quai de Bourbon and 28 Rue Le Regrattier, in a historic 17th-century, 6-storey building, this characterful property is situated on the 1st French floor, left door, accessible by elevator or the staircase from the common areas.

The exclusive sale of this apartment concerns lot N°3, and the sixty thousandths ( 60/1000 ) of the ownership of the ground and the general common parts.

With a total floor area of 53.90 m<sup>2</sup> ( 52.45 m<sup>2</sup> Loi Carrez ), this property comprises: an entrance hall ( 7.03m<sup>2</sup> ), a living room ( 26.57m<sup>2</sup> ), a bedroom ( 10.60m<sup>2</sup> ), a shower room ( 3.03m<sup>2</sup> ), a toilet ( 1.04m<sup>2</sup> ), a kitchen ( 3.51m<sup>2</sup> ) and a cupboard ( 0.67m<sup>2</sup> ).

The apartment has been completely renovated with care and



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32223CCH75>

COMPLETE FILE AND PHOTO ON REQUEST

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

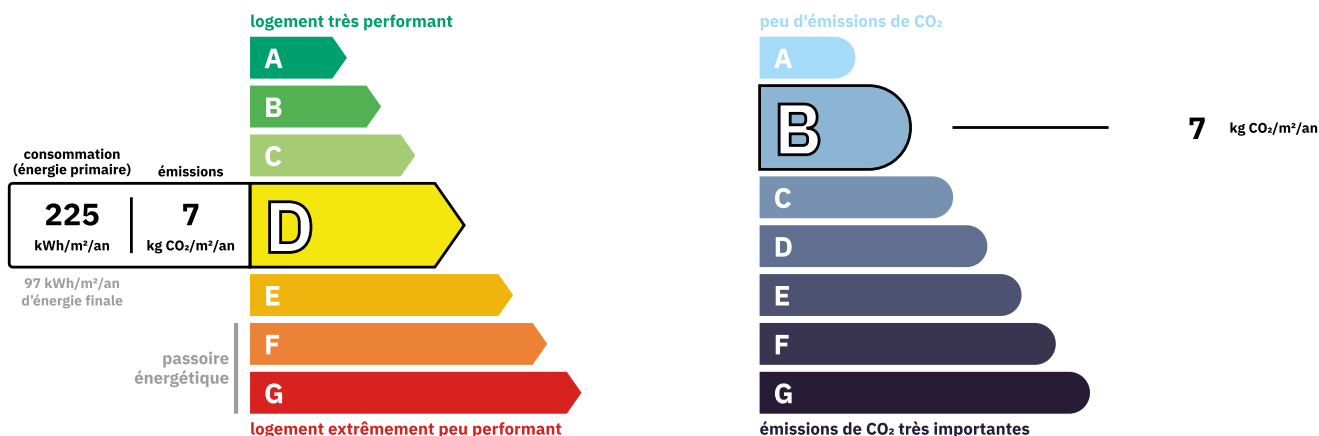
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

RARE PEARL: PRESTIGIOUS  
ADDRESS, SEINE  
VIEWS, COMMERCIALITY, ILE  
SAINT LOUIS, PARIS 4  
, RENOVATED ONE BE...

Ref : A32223CCH75

## 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 930 € and 1330€ 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 : A32223CCH75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)