

OFF MARKET

A wide-angle photograph of the Seine River in Paris. In the background, the Notre-Dame de Paris cathedral is visible on the left bank. The Île Saint-Louis is in the middle of the river, with several buildings and a bridge. The right bank shows more Parisian architecture and trees. The sky is clear and blue.

75004 ILE SAINT LOUIS MAGNIFICENT LOFT
WORKSHOP OF 180 M2 HIGH CEILINGS WITH
COMMERCIALITY

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PROPERTY FACT FILE

| | |
|---------------|---|
| REFERENCE | A34497MRH75 |
| PRICE | € 3,500,000 £ 0* <small>*agency fees to be paid by the seller</small> |
| BEDROOM | 0 |
| BATHROOM | 0 |
| ACCOMMODATION | 176 m ² |
| LAND | 0 m ² |
| TOWN | Paris 4e Arrondissement |
| DEPARTMENT | |
| LOCATION | Town property |
| TYPE | Appartement, Family Home |
| CONDITION | |
| FEATURES | Mains Drains, Water on site, Electricity on site |

*Price based on current exchange rate which is subject to change

- Independent access and 2 additional entrances
- Workshop, gallery, large glass entrance door
- high ceilings 3m90
- commerciality
- bus 69, close to bridge

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Paris 4 Ile Saint Louis, in a former factory converted into a 180 M2 art gallery, with very high ceilings, Leggett immobilier presents a beautiful loft with large windows overlooking a quiet street, with two other exit doors onto the building's courtyards. This space is entirely free of partition walls and opens onto the street through four flights of large,

DESCRIPTIF

In Paris, Ile Saint Louis is the capital's most prestigious old quarter, with buildings dating mostly from the 17th and 18th centuries. A place of habitation since Roman times, the district today bears witness to its prestigious inhabitants through its beautiful buildings and private mansions. The best-known are the Hôtel Lambert, built by Le Vau in 1640, and the Hotel Lauzin, built during the reign of Louis XIV. The whole of Ile Saint Louis is lined with quays and promenades along the banks of the Seine, with views of Notre Dame Cathedral. It's a lively district, with inhabitants attached to their small shops and friendly restaurants, much appreciated by tourists escaping from visits to nearby monuments on the Ile de la Cité. Ile Saint Louis is more intimate. Several bridges link the island to the rest of the city, with the Marais to the north, the Latin Quarter to the south and the Ile de la Cité to the east.

This Atelier is an atypical space where light is allowed in through large openings and a wide glass front door. These openings were replaced in 2022 by an architect to provide maximum light and create an elegant, secure entrance. It's a large space of almost 180 m2 with no dividing walls, allowing for all possible uses and a blank page for an extraordinary interior design project. Renovated in 2022, this 180 m2 space with 3.90 high ceilings features a kitchenette and toilet, and a concrete floor and the space is punctuated by 4 original cast-iron structural pillars

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34497MRH75>

COMPLETE FILE AND PHOTO ON REQUEST

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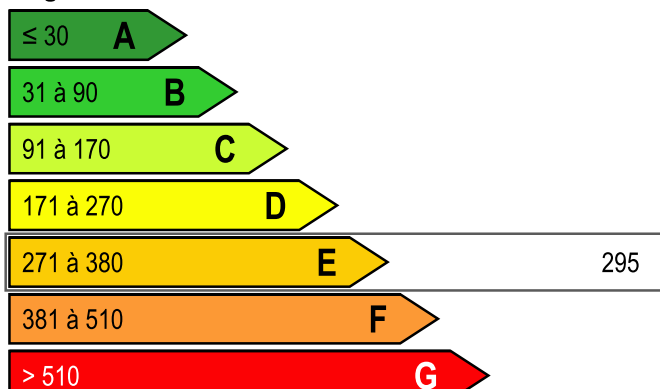
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ENERGIE-DPE

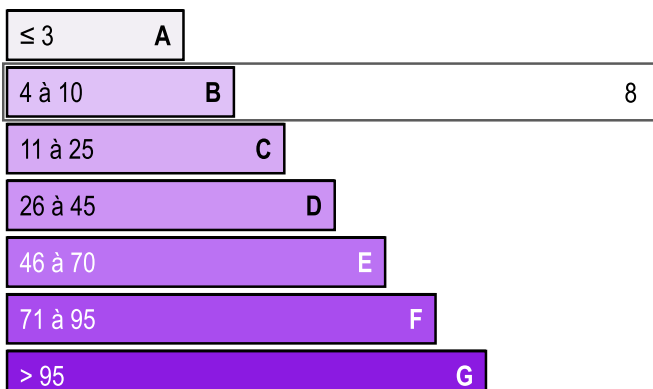
Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

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CONTACT

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AND PHOTOS
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