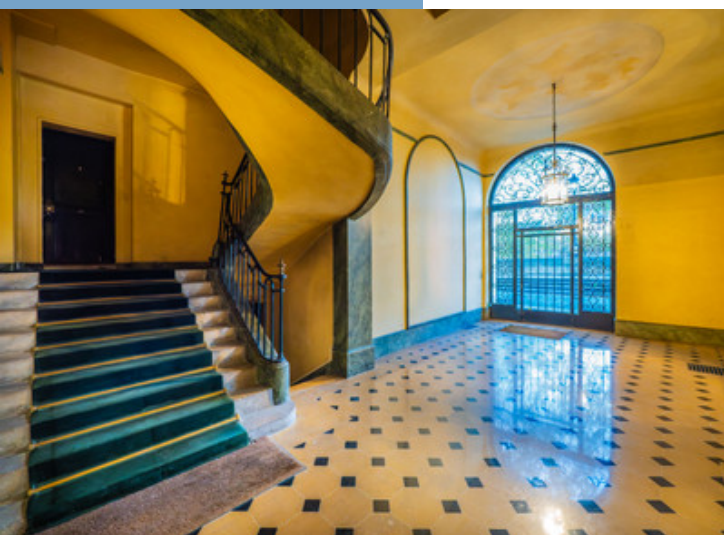




75004, EXCLUSIVE AND RARE: TIP OF ILE SAINT  
LOUIS, 133M<sup>2</sup> PROPERTY, PANORAMIC VIEWS OF  
THE SEINE AND NOTRE DAME

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PANORAMIC VIEWS OF  
THE SEINE AND...



PROPERTY FACT FILE	
REFERENCE	A40154CCH75
PRICE	€ 4,500,000 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (4 327 000 EUR hors honoraires)</small>
BEDROOM	2
BATHROOM	2
ACCOMMODATION	133 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Paris 4e Arrondissement
DEPARTMENT	
LOCATION	Town property
TYPE	Appartement, Family Home
CONDITION	Good condition
FEATURES	River Frontage, Panoramic views, Riverside
<small>*Price based on current exchange rate which is subject to change</small>	





- Exceptional and rare property
- Remarkable building from 1660 by Le Vau architect
- Panoramic views on Seine River and Notre Dame
- Small co ownership, 5th and last floor
- Triple exposure: South, West and North

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PARIS 75004- Ile Saint Louis/Notre Dame district.

Quai de Bourbon: A prestigious address at the tip of Ile Saint Louis in a remarkable 17th-century Townhouse, built in 1660 by architect Le Vau, the "House of the Centaur."

This exclusive and rare property is nestled on the 5th and top floor,

## DESCRIPTION

PARIS 75004—Ile Saint Louis/Notre Dame neighborhood.

45 Quai de Bourbon: A prestigious address at the tip of the Ile Saint Louis, a stone's throw from the Ile de la Cité and Notre Dame Cathedral, a remarkable 17th-century mansion built by the architect Le Vau in 1660, known as "the house of the Centaur."

This exclusive and rare property is nestled on the 5th and top floor, accessible by elevator, on a single landing.

With a total floor area of 133m<sup>2</sup> (107m<sup>2</sup> Carrez), this property, lot No. 9, comprises: a large entrance hall (3.83m<sup>2</sup>), followed by a large living room with fireplace (37.84m<sup>2</sup>) and a dining room (17.80m<sup>2</sup>) with four windows offering panoramic views of the Seine and the City Hall, a spacious fully equipped kitchen (16.09m<sup>2</sup>) with two windows overlooking the Saint Gervais church and the Angelus de la Bastille, a pantry serving as a laundry room (3.36 m<sup>2</sup>), a spacious first bedroom with en-suite bathroom and toilet (27.94 m<sup>2</sup>) and views of the towers of Notre Dame, a second bedroom with views of the Seine (11.65 m<sup>2</sup>), a shower room with walk in shower (3.76m<sup>2</sup>), a separate toilet (2.22m<sup>2</sup>), a dressing room (2.58m<sup>2</sup>), and a hallway (6.16m<sup>2</sup>).

In addition, there is a cellar (Lot No. 22) and co-ownership of the common areas at a rate of 1/1,0107ths.

Absolute calm and serenity, beautiful light with triple exposure to the South, West, and North, including eight windows offering lively, panoramic views of the Seine, the zinc roofs of the Ile de la Cité, the...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40154CCH75>

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)

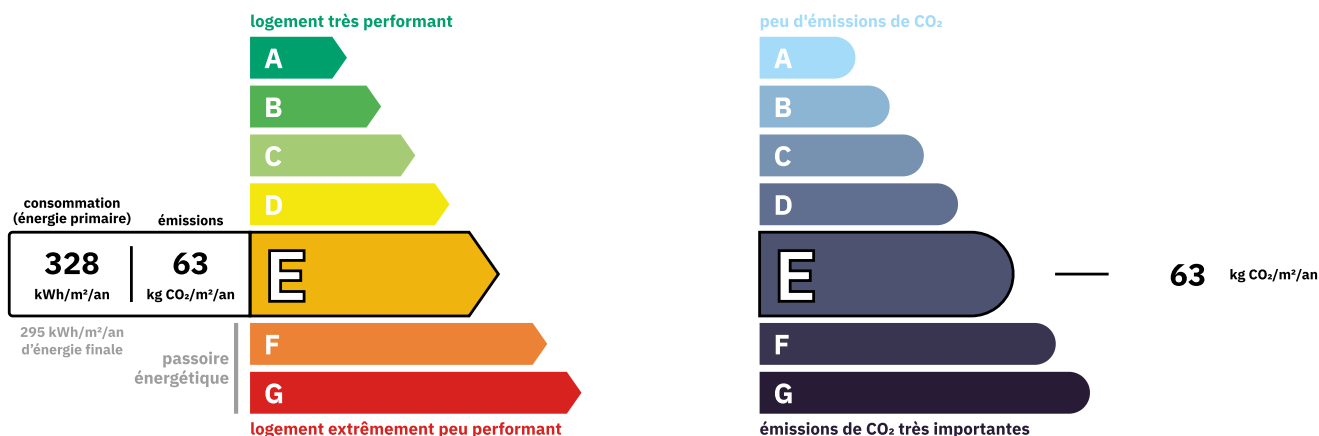


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



Property **Energy consuming**  
Estimated annual energy costs  
between 2880 € and 3950€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: 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 : A40154CCH75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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