



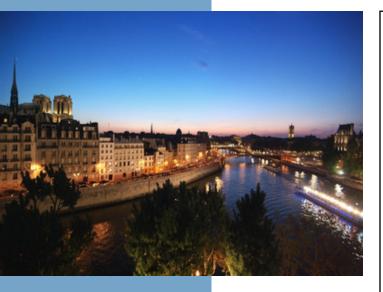




75004, EXCLUSIVE AND RARE: TIP OF ILE SAINT LOUIS, 133M2 PROPERTY, PANORAMIC VIEWS OF THE SEINE AND NOTRE DAME

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75004, EXCLUSIVE AND RARE: TIP OF ILE SAINT LOUIS, 133M² PROPERTY PANORAMIC VIEWS OF





PROPERTY FACT FILE

REFERENCE A40154CCH75

£ 0*

*agency fees included: 4 % TTC to be paid by the buyer (4 327 000 EUR hors honoraires)

BEDROOM 2
BATHROOM 2

ACCOMMODATION 133 m²

LAND 0 m²

TOWN Paris 4e Arrondissement

DEPARTMENT

LOCATION Town property

TYPE Appartement, Family Home

CONDITION Good condition

FEATURES River Frontage, Panoramic views,

Riverside

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





- 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

PARIS 75004- Ile Saint Louis/Notre Dame district.

Quai de Bourbon: A prestigious address at the tip of lle 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,

DESCRIPTIF

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 133m² (107m² Carrez), this property, lot No. 9, comprises: a large entrance hall (3.83m²), followed by a large living room with fireplace (37.84m²) and a dining room (17.80m²) with four windows offering panoramic views of the Seine and the City Hall, a spacious fully equipped kitchen (16.09m²) with two windows overlooking the Saint Gervais church and the Angelus de la Bastille, a pantry serving as a laundry room (3.36 m²), a spacious first bedroom with en-suite bathroom and toilet (27.94 m²) and views of the towers of Notre Dame, a second bedroom with views of the Seine (11.65 m²), a shower room with walk in shower (3.76m²), a separate toilet (2.22m²), a dressing room (2.58m²), and a hallway (6.16m²).

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

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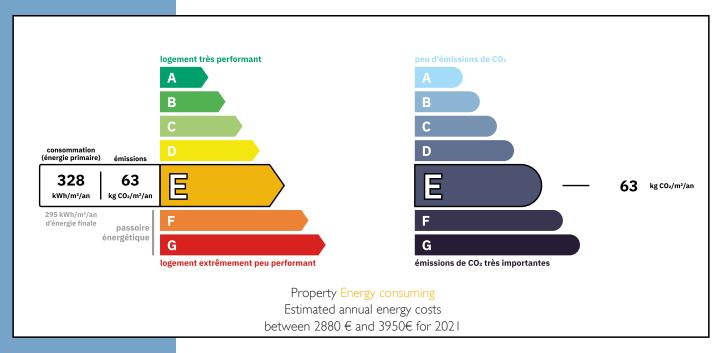


More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A40154CCH75 COMPLETE FILE AND PHOTO ON REQUEST 75004, EXCLUSIVE AND RARE TIP OF ILE SAINT LOUIS, 133N PROPERTY, PANORAMIC VIEWS OF THE SEINE AND... Information about risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr/

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CONTACT

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