



ÎLE SAINT-LOUIS | LOFT-STYLE DUPLEX | 80 M<sup>2</sup> |  
BREATHTAKING 4 M CEILINGS | FULLY  
RENOVATED | TURNKEY

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LOFT-STYLE DUPLEX | 80  
M² | BREATHTAKING 4 M  
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PROPERTY FACT FILE	
REFERENCE	A41580HHE75
PRICE	€ 1,460,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (1 400 000 EUR hors honoraires)
BEDROOM	1
BATHROOM	1
ACCOMMODATION	84 m²
LAND	0 m²
TOWN	Paris 4e Arrondissement
DEPARTMENT	
LOCATION	
TYPE	
CONDITION	
FEATURES	
*Price based on current exchange rate which is subject to change	





- Spectacular 4 m ceiling height
- True loft volume with exposed beams and stone
- Contemporary renovation throughout
- Modern designer kitchen
- Sleek, updated bathroom

ÎLE SAINT-LOUIS |  
LOFT-STYLE DUPLEX | 80  
M² | BREATHTAKING 4 M  
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Ref : A4I580HHE75

In the heart of Île Saint-Louis, set on a peaceful courtyard/garden, this ground-floor loft-style duplex of around 80 m² has been fully renovated. The main living space delivers a striking 4 m ceiling height, restored beams and stone, and an open, gallery-like volume that feels airy and dramatic. A modern, designer kitchen with integrated

## DESCRIPTION

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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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More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A4I580HHE75>

COMPLETE FILE AND PHOTO ON REQUEST

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

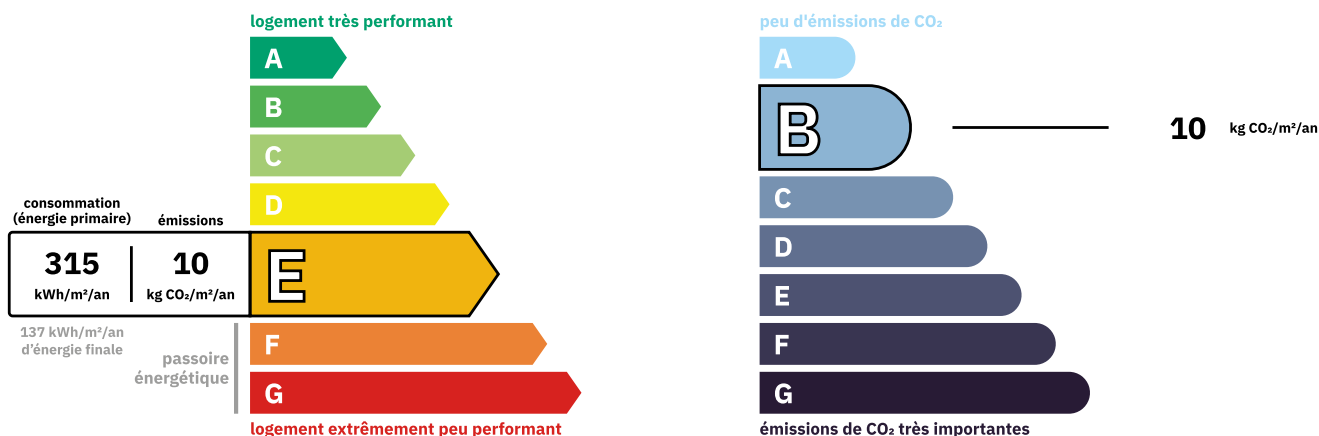
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## ENERGIE-DPE



Property **Energy consuming**  
Estimated annual energy costs  
between 2000 € and 2760€ for 2023

## 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.

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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 :A4I580HHE75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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