

ILE DE LA CITÉ, NOTRE DAME. ONE BEDROOM  
APT FULLY RENOVATED, 34M<sup>2</sup>, 2ND FLOOR.  
VIEWS OF THE SEINE AND CITY HALL

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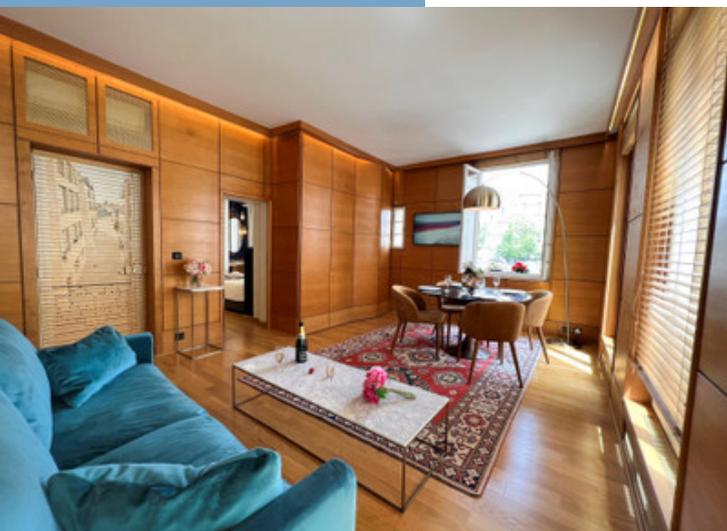
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## PROPERTY FACT FILE

REFERENCE	A42179CCH75
PRICE	€ 750,000 £ 0* *agency fees to be paid by the seller
BEDROOM	1
BATHROOM	1
ACCOMMODATION	34 m²
LAND	0 m²
TOWN	Paris 4e Arrondissement
DEPARTMENT	
LOCATION	Town property
TYPE	Appartement, Family Home
CONDITION	
FEATURES	River Frontage, Riverside

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



- Historical heart of Paris on Ile de la Cité
- Recently and completely renovated property
- Bathed with natural day light with 3 Large windows
- Built-in air conditioning
- Unobstructed views of the Riverbanks and City Hall

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Notre Dame/Ile de la Cité, 4th district. Located in a 17th century historical building with 6 stories, this quality One bedroom property is situated on the 2nd Floor accessible via the common stairwell. With a total floor area of 34.24 m<sup>2</sup> (33.63 m<sup>2</sup> Carrez Law), it comprises: A spacious Living area with a Living/Dining room and a

## DESCRIPTION

Notre Dame/Ile de la Cité, 4th district.

Just a stone's throw from the famous and remarkable Notre Dame Cathedral in Paris, this quality One-bedroom apartment is located on the 2nd floor of a historic six-story building constructed in the 17th century from cut stone, accessible via the common stairwell.

Recently and completely renovated with excellent optimization of the living space, it offers a total floor area of 34.24 m<sup>2</sup> (33.63 m<sup>2</sup> Carrez Law).

This property includes: A large living area bathed in natural day light with a combined living/dining room and a fitted fully equipped kitchen (19.60 m<sup>2</sup>), a quiet bedroom with window and a working space area (10.05 m<sup>2</sup>), and an adjoining bathroom with a walk-in shower and toilet (3.98 m<sup>2</sup>).

The apartment is Lot No. 5 and holds 1,367/10,000ths of the land ownership and general common areas.

Enjoying plenty of natural light with its Three double-hung windows (double-glazed) in the living room, as well as a large window on the dining room side, it offers unobstructed views of the Quais de Seine and the impressive Hôtel de Ville. A minor but welcome bonus: air conditioning is included.

An exclusive Parisian pied-à-terre in the heart of a secure neighborhood steeped in history.

Additional Information:

Total Floor Area: 34.24 m<sup>2</sup> (33.63 m<sup>2</sup> Carrez)

Unit included in the sale: Lot 5

Small co-ownership: 6 units.

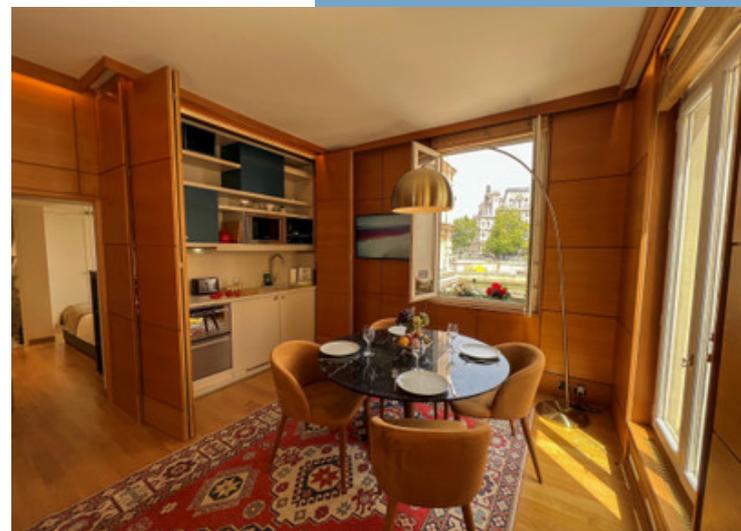
Secure building (Vigik security system + digital keypad + reinforced door).

Contract for cleaning and maintenance of...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42179CCH75>

COMPLETE FILE AND PHOTO ON REQUEST



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

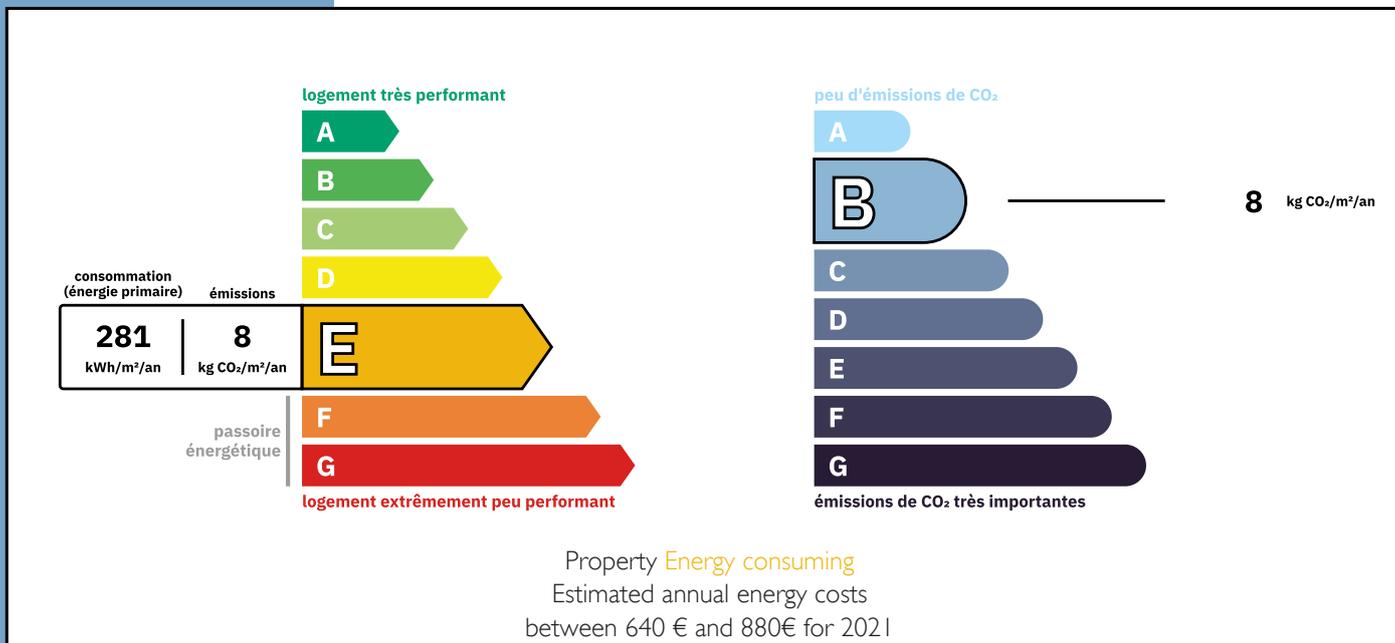
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A42179CCH75  
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AND PHOTOS  
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