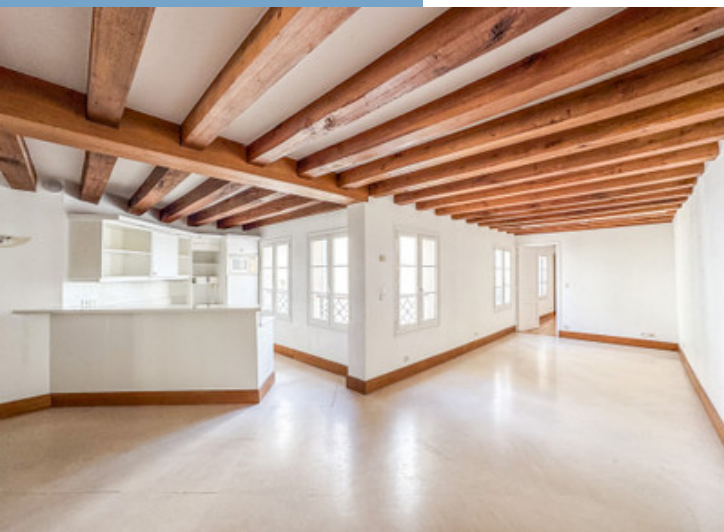




PARIS IV | ÎLE SAINT-LOUIS | SOULFUL PARISIAN 2-  
BED FLAT | 70M<sup>2</sup> | 1750 BUILDING WITH A LIFT

PARIS IV | ÎLE SAINT-LOUIS |  
SOULFUL PARISIAN 2- BED  
FLAT | 70M² | 1750  
BUILDING WITH A LIFT ...



PROPERTY FACT FILE	
REFERENCE	A34904HHE75
PRICE	€ 1,090,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	2
ACCOMMODATION	70 m²
LAND	0 m²
TOWN	Paris 4e Arrondissement
DEPARTMENT	
LOCATION	City property
TYPE	
CONDITION	Good condition
FEATURES	High speed internet, Electricity on site, Lift
<small>*Price based on current exchange rate which is subject to change</small>	





- RARE 1850 building with elevator
- Beautiful exposed wooden beams
- Nestled away from all the Paris bustle
- Built-in storage
- Bedrooms positioned on opposite ends

PARIS IV | ÎLE SAINT-LOUIS  
| SOULFUL PARISIAN 2-  
BED FLAT | 70M² | 1750  
BUILDING WITH A LIFT ...

Ref : A34904HHE75

Rare gem nestled on a peaceful courtyard in the heart of Paris' prestigious Île Saint-Louis: a charming 2 BEDROOM apartment in an 18th century building with elevator (an exceptional privilege in this historic location). This warm, soul-soothing 3rd floor haven overlooks a tranquil courtyard and showcases beautiful exposed beams.

## DESCRIPTIF

Life on Île Saint-Louis offers an enchanting blend of village charm and Parisian elegance: cobblestone streets lined with artisanal shops, traditional boulangeries, and famous ice cream parlors create a unique neighborhood atmosphere. Here, you can enjoy peaceful Seine River promenades while being just steps from Pont-Marie metro, Le Marais, and Notre-Dame. A true village lifestyle in the heart of Paris, perfect as primary residence, pied-à-terre, or investment opportunity.

Living room/Kitchen: 35.44 m² (381.46 sq ft)

Bedroom 1: 11.21 m² (120.67 sq ft)

Bedroom 2: 11.45 m² (123.25 sq ft)

Laundry room: 4.08 m² (43.91 sq ft)

Bathroom: 4.98 m² (53.60 sq ft)

Toilet: 1.42 m² (15.29 sq ft)

Total: 68.58 m² (738.18 sq ft)

20-unit co-ownership

Annual charges: €2,216

Well-maintained building with elevator

Cellar included

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34904HHE75>

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)



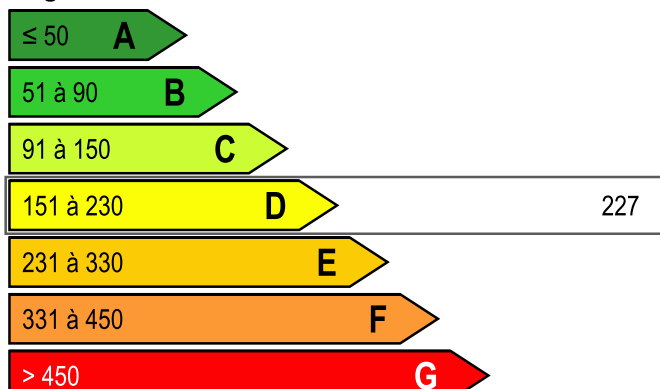
PARIS IV | ÎLE SAINT-LOUIS |  
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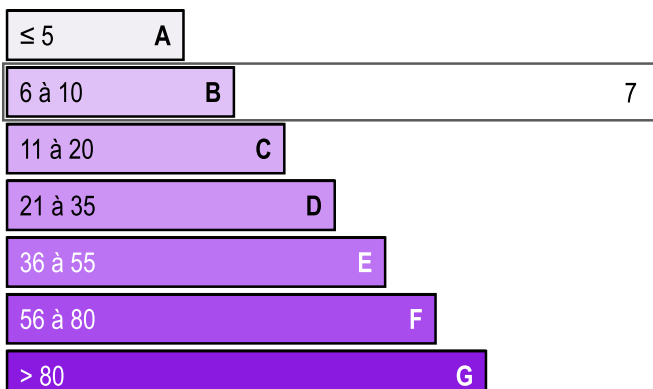
## ENERGIE-DPE

### Logement économe



### Logement énergivore

### Faible émission de GES



### Forte émission de GES

## NOTICE

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

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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 : A34904HHE75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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