







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

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#### PROPERTY FACT FILE

REFERENCE A34904HHE75

PRICE € 1,000,000

£ 0\*

\*agency fees to be paid by the seller

BEDROOM 2 BATHROOM 2

ACCOMMODATION 70 m<sup>2</sup>

LAND 0 m<sup>2</sup>

TOWN Paris 4e Arrondissement

DEPARTMENT

LOCATION City property

TYPE

CONDITION Good condition

FEATURES High speed internet, Electricity on

site, Lift

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





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

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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 m<sup>2</sup> (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 m<sup>2</sup> (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







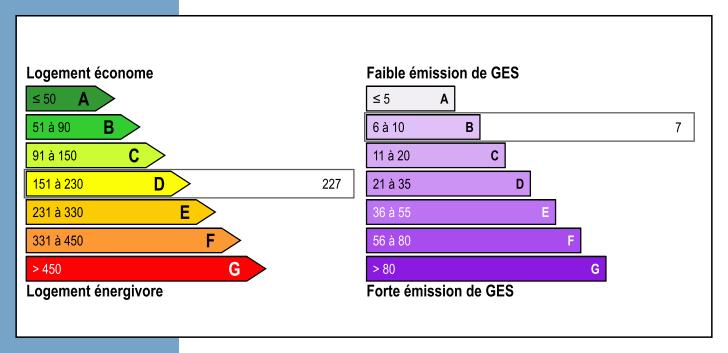
More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A34904HHE75
COMPLETE FILE AND PHOTO ON REQUEST

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## **ENERGIE-DPE**



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# CONTACT

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