



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

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PROPERTY FACT FILE	
REFERENCE	A41580HHE75
PRICE	€ 1,295,000 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (1 250 000 EUR hors honoraires)</small>
BEDROOM	1
BATHROOM	1
ACCOMMODATION	84 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Paris 4e Arrondissement
DEPARTMENT	
LOCATION	
TYPE	
CONDITION	
FEATURES	
<small>*Price based on current exchange rate which is subject to change</small>	



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

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In the heart of Île Saint-Louis, set on a peaceful courtyard/garden, this ground-floor loft-style duplex of around 80 m<sup>2</sup> 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/A41580HHE75>

COMPLETE FILE AND PHOTO ON REQUEST

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

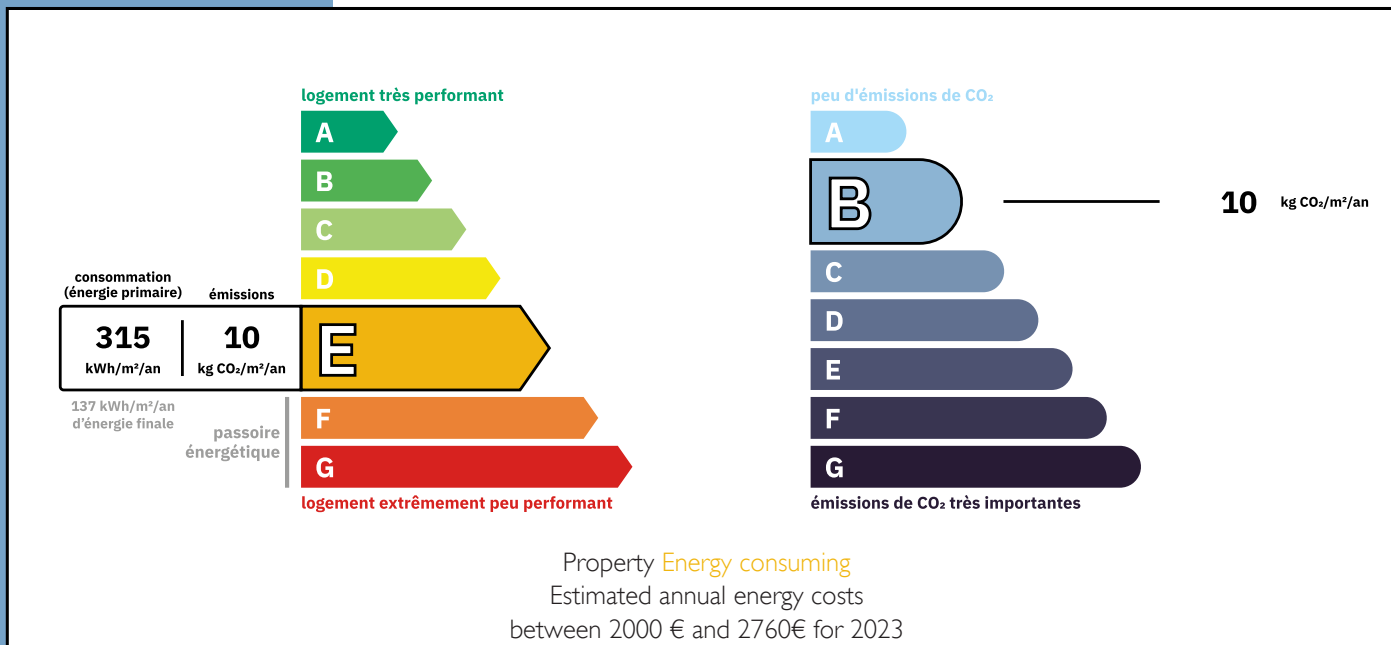
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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DUPLIX | 80 M<sup>2</sup> |  
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Ref : A4I580HHE75

## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A4I580HHE75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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)