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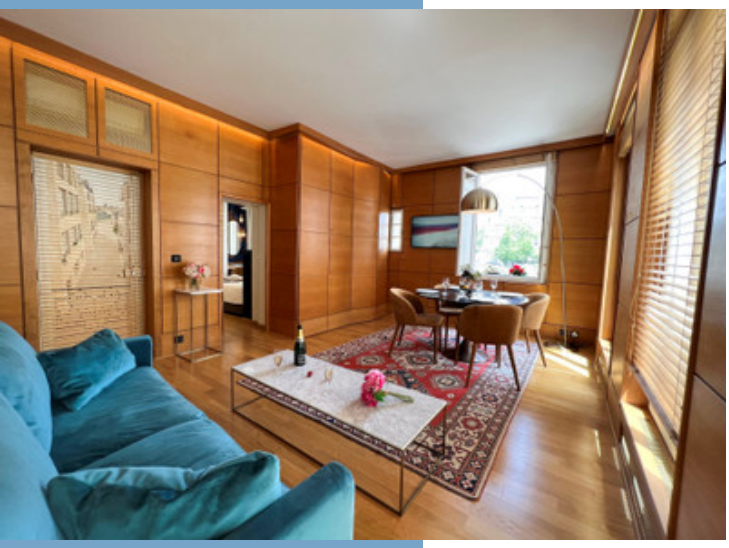
RARE: ILE DE LA CITÉ/NOTRE DAME. ONE BEDROOM FULLY RENOVATED, 34M², 2ND F. VIEWS OF THE SEINE AND CITY HALL

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A42179CCH75
PRICE	€ 697,000 £ 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	Riverside

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





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- 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 m² (33.63 m² Carrez Law), it comprises: A spacious Living area with a Living/Dining room and a



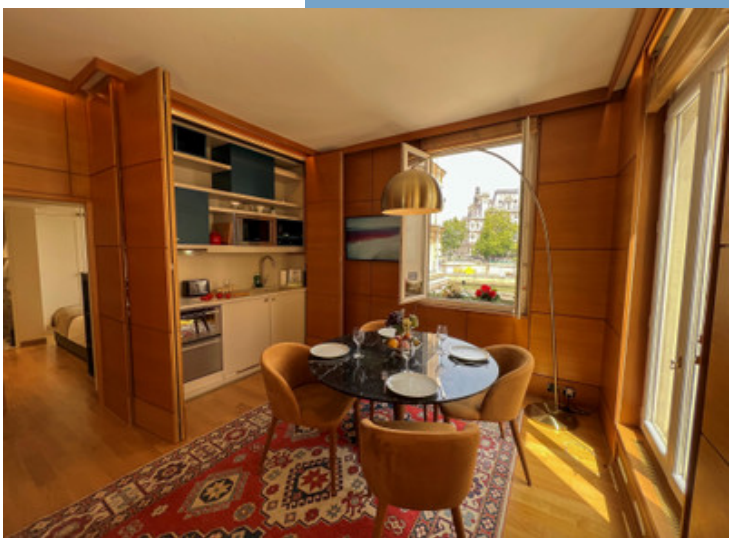
DESCRIPTION

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 m² (33.63 m² 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 m²), a quiet bedroom with window and a working space area (10.05 m²), and an adjoining bathroom with a walk-in shower and toilet (3.98 m²).
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 m² (33.63 m² 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

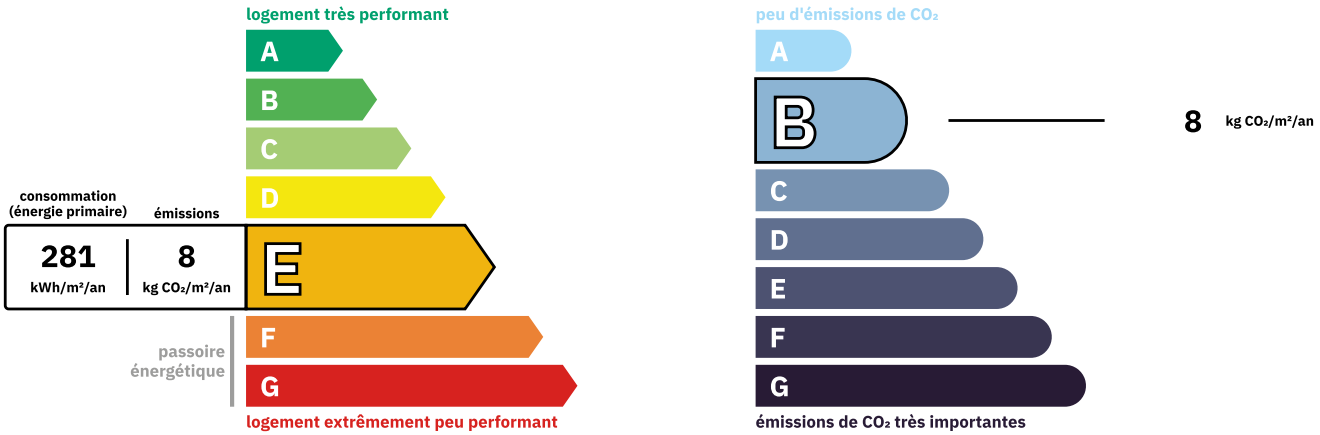
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 640 € and 880€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A42179CCH75
FILE COMPLETE AND PHOTOS ON REQUEST

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