PARIS 4TH – ÎLE SAINT-LOUIS – EXCEPTIONAL 1-BED APARTMENT WITH PAINTED 17TH-CENTURY BEAMS AND 3.6M CEILING

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PROPERTY FACT FILE

REFERENCE	A46719HHE75
PRICE	€ 1,470,000 £ 0* *agency fees to be paid by the seller
BEDROOM	1
BATHROOM	1
ACCOMMODATION	74 m²
LAND	0 m²
TOWN	Paris 4e Arrondissement
DEPARTMENT	
LOCATION	City property
TYPE	Appartement, Family Home
CONDITION	Good condition
FEATURES	High speed internet, Electricity on site, Fiber optic

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

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- 17th-century painted beams
- Impressive 3.60 m-high ceilings
- South-facing 42.5 m² reception
- Stone fireplace and antique tiles
- Historic Île Saint-Louis address

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On the historic Île Saint-Louis, this remarkable 72 m² apartment occupies the noble first floor of a 1640 building. Three tall south-facing windows illuminate a 42.5 m² reception room, where spectacular 17th-century painted beams, 3.60 m ceilings, a stone fireplace and antique terracotta floors create an atmosphere of rare authenticity.

DESCRIPTION

In the heart of Île Saint-Louis, one of the most historic and sought-after settings in Paris, this exceptional apartment offers a rare encounter with the city's architectural heritage. It occupies the noble first floor of a building dating from 1640, whose recently restored façade forms part of the island's distinctive streetscape.

Offering approximately 72 m² of living space, including 71.40 m² under the Carrez law, the apartment is arranged around an impressive reception room of 42.5 m². Its generous proportions and remarkable 3.60-metre ceiling height immediately establish a sense of volume and character.

Living / dining room / kitchen: 43.21 m² (465 sq ft)
Bedroom: 13.92 m² (150 sq ft)
Dressing room: 7.11 m² (77 sq ft)
Shower room / WC: 5.30 m² (57 sq ft)
Hallway: 1.98 m² (21 sq ft)

Total Loi Carrez: 71.52 m² (770 sq ft)
Total floor area: 73.84 m² (795 sq ft)

Three tall windows facing due south bring natural light into the reception room and frame views of the historic buildings opposite. The living and dining areas unfold beneath spectacular painted beams dating from the 17th century. A stone fireplace, exposed stonework and antique terracotta floor tiles reinforce the apartment's authenticity, while the décor demonstrates how comfortably these historic elements can coexist with contemporary living.

The fitted open kitchen is integrated into the reception room, creating a welcoming and sociable space for entertaining. Its discreet positioning pres...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46719HHE75

COMPLETE FILE AND PHOTO ON REQUEST

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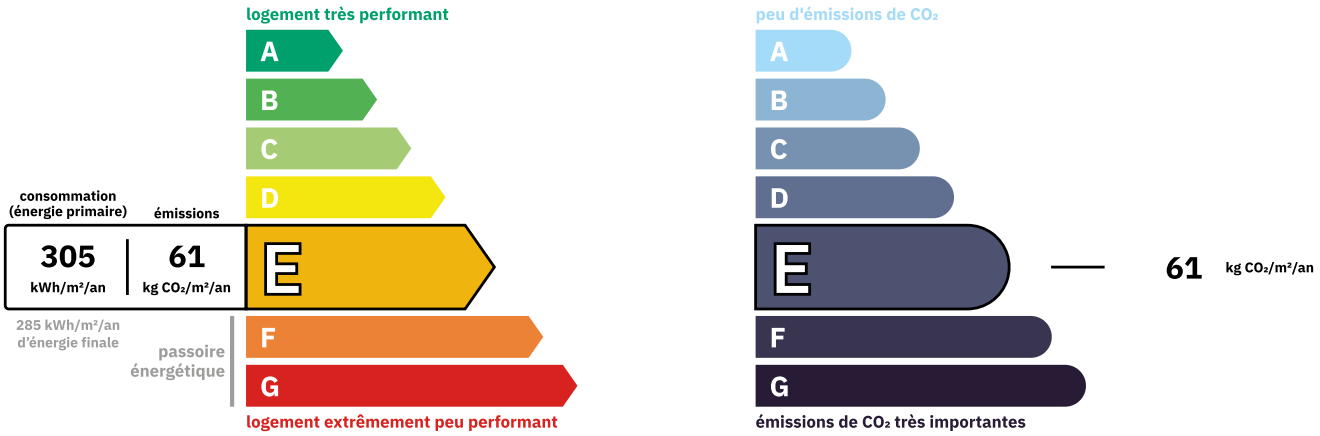
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 2040 € and 2820€ for 2023

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CONTACT

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