

Paris 4 - In the heart of Ile Saint-Louis, charming and bright studio on the 5th floor with elevator

EXCLUSIVE

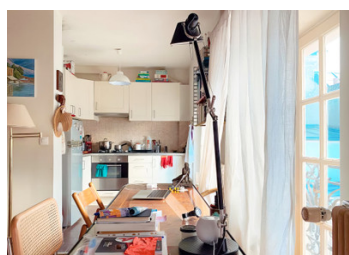
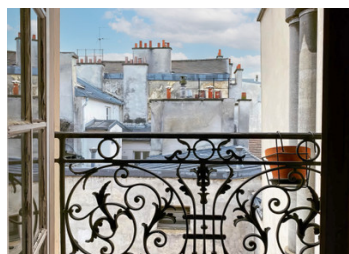


INFORMATION

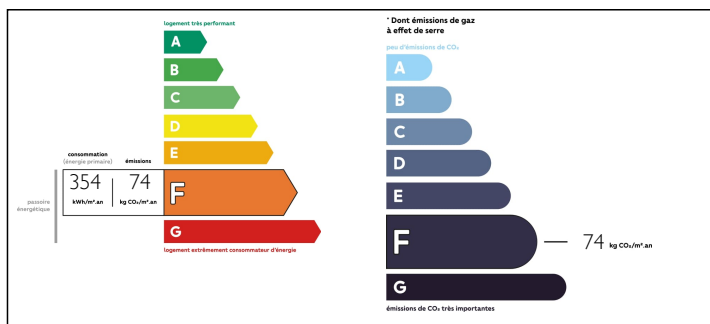
Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	29 m2
Plot Size:	0 m2

IN BRIEF

In the Notre Dame district, on the Ile Saint-Louis, Leggett Prestige Immobilier offers you in exclusivity this very pleasant studio of 29 sqm with undeniable charm with its beamed ceiling and its beautiful proportions. This property located on the 5th floor of a building built in the 18th century, accessible by elevator to the 4th floor, has 3 south-facing windows, with a view of the rooftops of the island, typically Parisian. Its plan is simple and coherent and its area well distributed. His kitchen is of an interesting size for a studio and is furnished, equipped and separate from the living room. Its shower room with toilet and laundry area confirms the rarity of the characteristics of this property in an exceptional location. You will be seduced by its location in the heart of the Ile Saint-Louis and by the special and privileged life of this historic landmark. Diagnostics in progress. Annual...

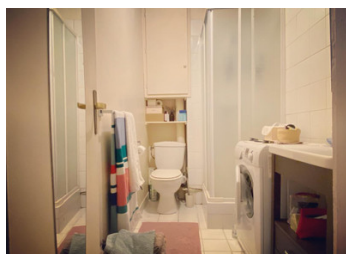
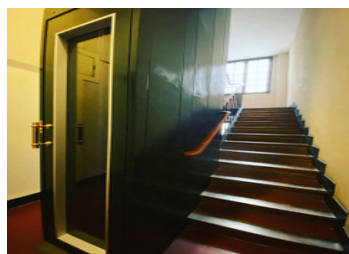


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 718 EUR

NOTES

DESCRIPTION

In the Notre Dame district, on the Ile Saint-Louis, Leggett Prestige Immobilier offers you in exclusivity this very pleasant studio of 29 sqm with undeniable charm with its beamed ceiling and its beautiful proportions, located in a building built in the 18th century.

Located on the 5th and last floor and accessible by elevator to the 4th floor, it has 3 south-facing windows, with an unobstructed view of the typically Parisian rooftops of the island.

You will be seduced by its prime location in the heart of the island and will be able to enjoy the special and privileged life of this historic place.

Its plan is simple and coherent and its area well distributed. Its kitchen, of an interesting size for a studio, is furnished, equipped and separate from the living room. Its shower room with toilet and laundry area of good size confirms the rarity of the characteristics of this property in an exceptional location.

Diagnostics in progress.

Condo annual charges p/year : 2 740 euros

Co-owned building of 13 units

Provisional annual charges: 2620€

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