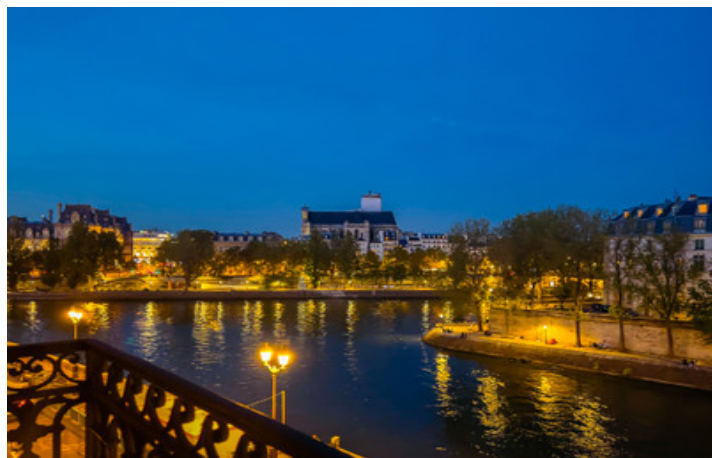
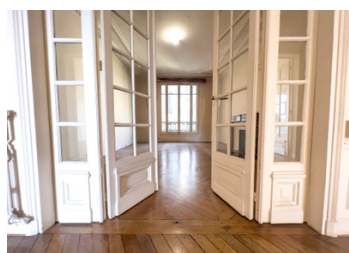
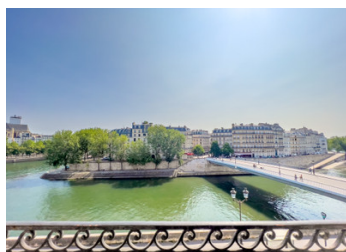
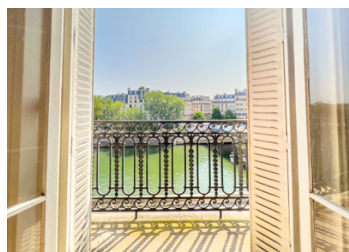


Ile de la Cité, superb address facing the Seine river offering 160m2, 3rd floor of an 1870 building with lift



## INFORMATION

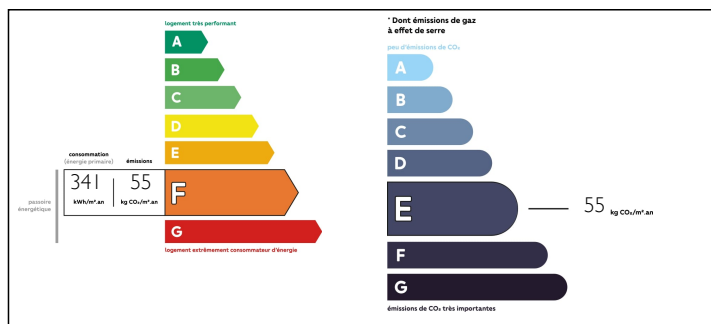
Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	0 m2



## IN BRIEF

Ile de la Cité - A rare address for this 151m2 apartment (1 flat per floor) + a top floor maid's room in the heart of this prestigious Haussmann-style building (1870) with lift. Not overlooked and facing the Seine and Ile Saint Louis, this 3rd floor apartment, in need of renovation, benefits from plenty of natural light thanks to the large windows in the reception rooms with fireplaces, herringbone parquet flooring and 3.20m high ceilings. This flexible, secure apartment with caretaker is located in the heart of a Paris steeped in 20 centuries of history and considered to be the ancient cradle of the city of Lutetia.

## 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.



## DESCRIPTION

Comprised of a superb, welcoming entrance hall, separate kitchen (3rd bed), double living room (48m2), 2 bedrooms (13 and 19m2), study (22m2), shower room, bathroom, separate toilet.

Come and join the 891 inhabitants (census 2016) who live in the midst of an exceptional environment with its unmissable monuments, which make the reputation of this very exclusive island.

Size :

- Total area --> 160,13m2 Habitable ; 157,18m2 Carrez law

- Weighted area --> 158,66m2 = 25,841 euros/m2 Details

- Flat No 5 --> 150,78m2 Habitable ; 149,17m2 Carrez ; Valued at € 3,875,000

- Service room No 15 --> 9,35m2 Habitable ; 8,01m2 Carrez ; Valued at €120,000

- Concrete cellar ventilated and secure No 24 --> 42,15m2 ; Valued at €105,000

- Freehold --> 1540 / 10120e

## LOCAL TAXES

**Taxe foncière: 2099 EUR**

## NOTES

Miscellaneous: available for sale for the first time since the building was constructed, retained its original features with 4 fireplaces (to tube), original herringbone parquet flooring and ceiling mouldings, in need of renovation to bring it up to date, sunny in the morning with large bay windows on the Seine side, NE orientation, flexible and possibility of making a 3rd bedroom, good volume to exploit and well situated, 3.20m high ceilings, 3rd floor out of 7, secure building with caretaker and digicode, well-maintained communal areas with a flower-filled courtyard with bicycle park, high speed fibre optic internet, communal gas heating, freehold and no building renovation voted or planned, €770/month service charges including 24/7 caretaker + water + lift up to standard +...