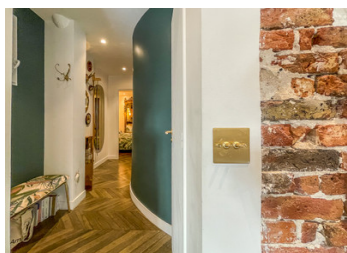
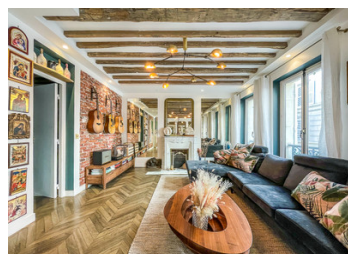


PARIS IV - ILE SAINT LOUIS - Remarkable 2-Bedroom Parisian Apartment | Full of Charm | Air-conditioning & Lift



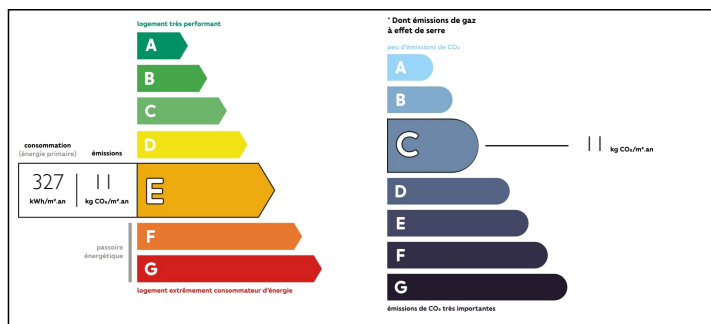
INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	2
Bath:	2
Floor:	66 m2
Plot Size:	0 m2

IN BRIEF

Nestled on the enchanting Ile Saint Louis, this exceptional 2-bedroom apartment, located on the 1st floor of a charming 1850s building complete with an elevator, presents a harmonious blend of classic Parisian elegance and contemporary comfort. This thoughtfully renovated residence captures the essence of its era while providing all the modern amenities for a cozy loft-style living experience. The apartment comprises two bedrooms, each with its own unique charm. The primary bedroom boasts an en-suite shower, providing a serene retreat for relaxation. The second bedroom offers an en-suite bathroom and WC for added convenience. Additionally, there's a separate WC accessible from the entrance hall, adding to the functionality of the layout.

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

Entrance - 5,1 m²
Main room - 33,61 m²
Bedroom 1 - 12,57 m²
Shower room - 1,57 m²
Bedroom 2 - 11,83 m²
WC 1 - 0,69 m²
WC 2 - 0,95 m²

Upon entering, you'll be immediately captivated by the character-rich ambiance of this unique home. Exposed beams, a variety of vintage bricks, exquisite parquet flooring, and elegant French doors offer a captivating glimpse into the timeless beauty of 19th-century Paris, harmoniously juxtaposed with modern touches for a turn-key residence.

The meticulous renovation includes double-glazed windows, new radiators, and air conditioning to ensure your comfort throughout the seasons. The apartment is intelligently designed, featuring an entrance hall leading to a sun-drenched main living area with five French windows that flood the space with natural light. An open, fully-equipped kitchen seamlessly blends into this inviting communal space.

Versatility is key in this apartment, as it offers two separate entrances. While the primary entrance welcomes you into the main living area, the secondary entrance provides direct access via the second bedroom. This flexibility enhances the apartment's usability and convenience.

Located in the heart of one of the most prestigious neighborhoods in Paris, you'll find yourself within easy reach of a plethora of shops and amenities, allowing you to immerse yourself in the vibrant local culture. Moreover, the apartment offers a unique perspective on the city, with a picturesque view of the iconic Pantheon in Paris 5, making it a truly remarkable place to call home.

In summary, this superbly renovated 2-bedroom apartment on Ile...

LOCAL TAXES

Taxe foncière: 1063 EUR

NOTES