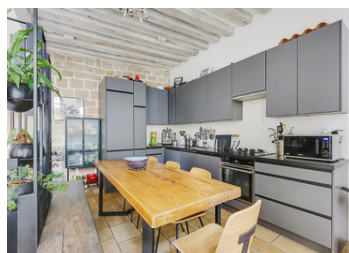
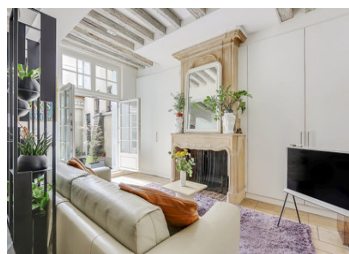


PARIS IV - Notre Dame District | Characterful 1-2 bed flat with fireplace, exposed beams and a terrace.



INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	70 m2
Outside Space:	10 m2



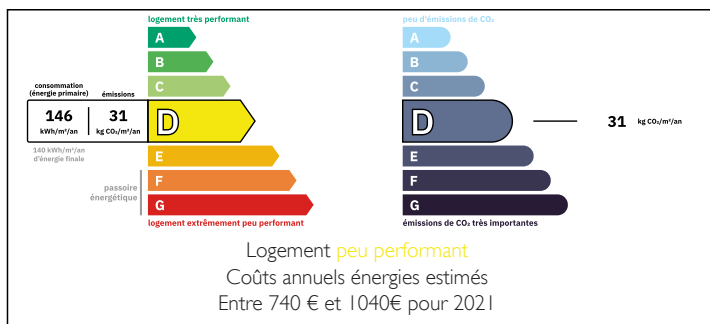
IN BRIEF

Discover tranquility in the heart of Paris IV's Notre Dame District. Nestled in a serene street, often hailed by French newspapers as a peaceful retreat amid the Ile de la Cité's hustle and bustle, is this beautifully renovated 64.48 m² flat.

Step into history with this ground-floor flat, with over 3m high ceilings height, located in a building dating back to the 1800s. Just a stone's throw from Notre Dame Cathedral, the apartment is tucked away at the end of a picturesque courtyard adorned with lush green ivy and rich with timeless charm.

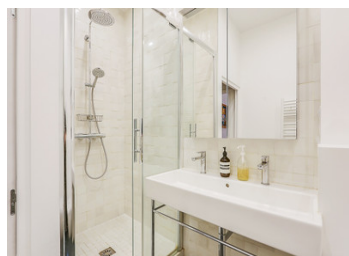
This flat exudes the essence of a cozy, inviting home, featuring a functional fireplace, exposed wooden beams, a Burgundy stone floor, and a lovely terrace. The 75m² space is thoughtfully divided to enhance comfort and functionality.

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

The main room boasts an open American kitchen, fully equipped and modern, a snug seating area facing the historic 1751 chimney, and a discreet door leading to a guest WC. French doors open onto the terrace, blending indoor and outdoor living seamlessly.

The evening area includes a primary bedroom with tinted windows for added privacy, a second versatile room that could serve as an office or guest bedroom, and a bathroom with a shower, sink, and WC.

Renovated with meticulous care, this home features granite countertops, custom-made storage solutions, and bespoke windows, making it truly move-in-ready.

Entrance: 5.84 m²
Hallway: 3.20 m²
Living room with kitchen: 32.36 m²
W.C.: 2.09 m²
Shower room/WC: 3.62 m²
Bedroom 1: 9.15 m²
Bedroom 2: 8.20 m²

Experience the perfect blend of historic charm and modern comfort in this enchanting Parisian flat.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Île de la Cité, located in the heart of Paris, is one of the city's most iconic and historic districts. Here you will find some of the city's most famous landmarks, such as Notre-Dame Cathedral, Sainte-Chapelle, and the Conciergerie. Living on Île de la Cité means being surrounded by centuries of history and magnificent architecture, while enjoying a picturesque setting with its charming cobblestone streets and flower-lined quays. The proximity to the Seine also offers breathtaking views and the opportunity for scenic riverside walks. Additionally, the island is perfectly situated, offering easy access to other parts of Paris thanks to several metro and RER lines: Cité station (line 4) is just a 3-minute walk