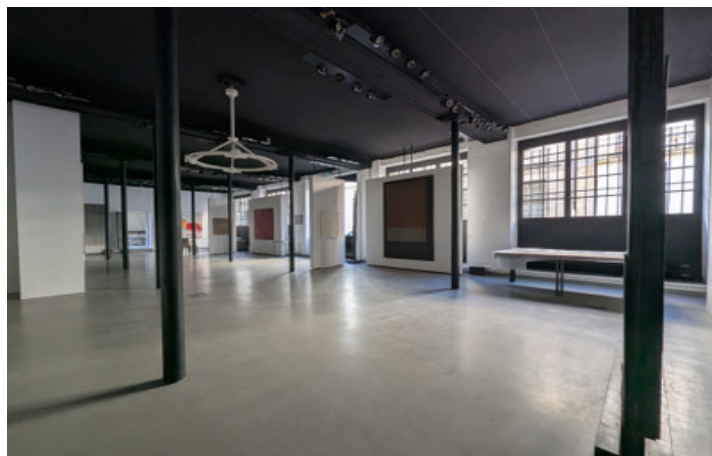
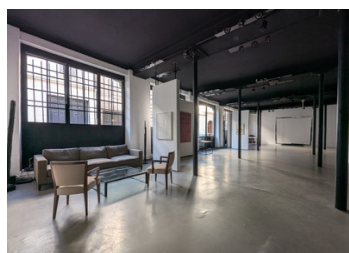
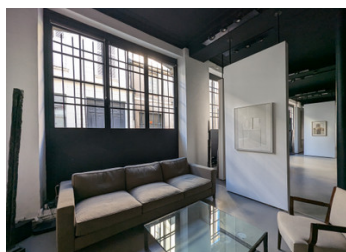


75004 Ile Saint Louis magnificent loft workshop of 180 m2 high ceilings with commerciality



INFORMATION

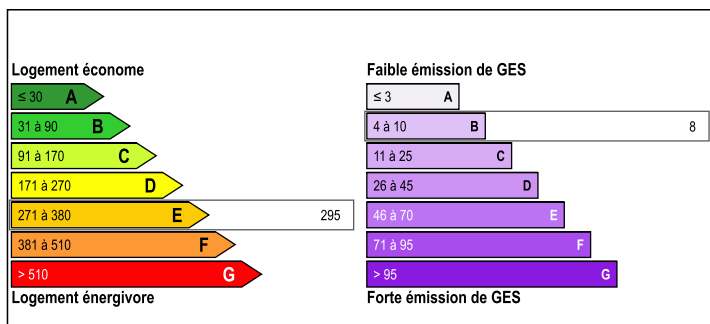
Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	0
Bath:	0
Floor:	176 m2
Plot Size:	0 m2



IN BRIEF

Paris 4 Ile Saint Louis, in a former factory converted into a 180 M2 art gallery, with very high ceilings, Leggett immobilier presents a beautiful loft with large windows overlooking a quiet street, with two other exit doors onto the building's courtyards. This space is entirely free of partition walls and opens onto the street through four flights of large, recent windows 2m high and 2m50 wide. A large 2m85 wide entrance door even allows a vehicle to enter. The property is in excellent condition, with a small kitchenette and a separate toilet. The co-ownership regulations do not restrict any activities other than those that cause a nuisance. This bright ground-floor space overlooks the 17th-century facades of the Ile Saint Louis buildings, and is a must-see. Quick visit

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

In Paris, Ile Saint Louis is the capital's most prestigious old quarter, with buildings dating mostly from the 17th and 18th centuries. A place of habitation since Roman times, the district today bears witness to its prestigious inhabitants through its beautiful buildings and private mansions. The best-known are the Hôtel Lambert, built by Le Vau in 1640, and the Hotel Lauzin, built during the reign of Louis XIV.

The whole of Ile Saint Louis is lined with quays and promenades along the banks of the Seine, with views of Notre Dame Cathedral. It's a lively district, with inhabitants attached to their small shops and friendly restaurants, much appreciated by tourists escaping from visits to nearby monuments on the Ile de la Cité. Ile Saint Louis is more intimate. Several bridges link the island to the rest of the city, with the Marais to the north, the Latin Quarter to the south and the Ile de la Cité to the east.

This Atelier is an atypical space where light is allowed in through large openings and a wide glass front door. These openings were replaced in 2022 by an architect to provide maximum light and create an elegant, secure entrance. It's a large space of almost 180 m2 with no dividing walls, allowing for all possible uses and a blank page for an extraordinary interior design project. Renovated in 2022, this 180 m2 space with 3.90 high ceilings features a kitchenette and toilet, and a concrete...

LOCAL TAXES

Taxe foncière:	3296 EUR
Taxe habitation:	EUR

NOTES