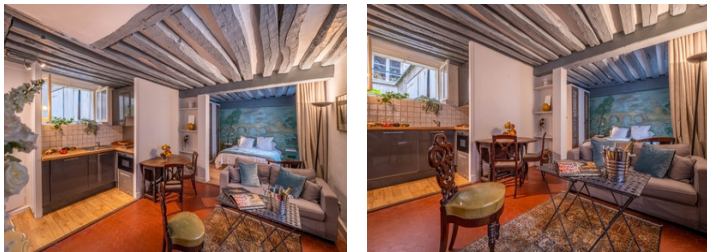


Ile Saint Louis, 35m One bedroom apt, on Ground floor of the Bretonvilliers Noble Town House



INFORMATION

Town:	Paris
Department:	Paris
Bed:	1
Bath:	1
Floor:	35 m2
Plot Size:	0 m2



IN BRIEF

Paris 4e - Île Saint Louis - 35 M2 - One bedroom apartment

In a 17th century building, dated from 1630 and listed as a historical monument, this 35m2 character apartment is located on the Ground Floor (first floor), street side and also overlooking a green, paved courtyard. It comprises a living room/ dinning area, a bedroom with en-suite shower room and toilet, and a kitchen opening onto the living space.

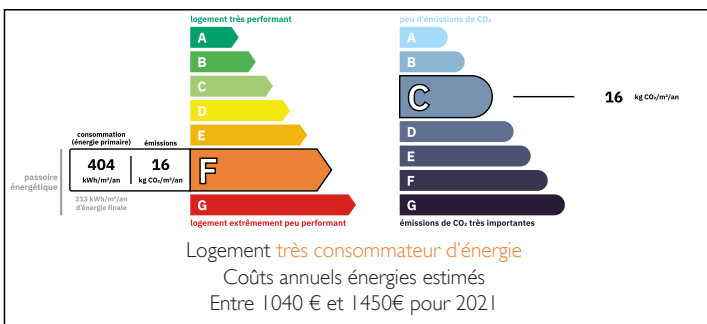
A Parisian pied-à-terre combining comfort and functionality.

Very quiet, with exposed beams and terracotta tiled floors.

Exposure: East/West. A cellar completes this property.

Suitable for residential and authorized professional use.

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

Details, surface areas and miscellaneous:

Paris 75004-Quartier Notre Dame/Ile Saint Louis : 6 Rue de Bretonvilliers

In a 17th-century building, built in 1630, erected over 4 floors, located on the Ground Floor (first floor) overlooking the courtyard and street, this 2-room apartment is lot number 101.

With a total floor area of 36.01 m² (34.08 2 Loi Carrez), the property comprises a living room (13.83m²), bedroom (11.57m²), shower room (3.19m²), WC (1.30m²) and kitchen (4.19m²), plus 40/1016ths of the general common areas. A cellar completes the property, lot no. 131, and two thousand sixteenths (2/1016ths) of the general common areas.

Section cadastrale : 000AU01 Parcelle : 0038
Surface area 448m².

LOCAL TAXES

Taxe foncière: 833 EUR

Taxe habitation: EUR

Additional information:

- Secure building/ Vigic + Interphone/digicode.
- Armored door.
- High-speed fiber optics.
- Resident parking available on rue de Bretonvilliers.
- Exposure : East/West,
- Small co ownership : 14 units.
- Very quiet, Exposed beams and Terracotta floor tiles.
- Individual electric heating.
- Annual service charges: 1,279 Euros (107 Euros/month)
- Property : 833 Euros.
- Lots concerned by the sale: Lot n°101 and Lot n° 131.
- Residential use and liberal profession authorized.

NOTES

A Pied à terre of character, combining comfort and functionality, ideally located in the prestigious Hôtel Particulier de Bretonvilliers, in the historic heart of Paris, and on the desirable Ile Saint Louis.

Environment:

Notre Dame, Louvre Museum, Opera Bastille, Place des Vosges, Marais District, Pompidou Center,