

PARIS IV - ILE DE LA CITE - Beautiful Studio 23m2 + TERRACE - 4th floor of a building dating from 1850 - VIEW



INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	22 m2
Plot Size:	0 m2

IN BRIEF

Rivileged location in a stylish 17th century building with well-kept communal areas, close to Notre Dame Cathedral and the SEINE, in a particularly quiet street, light-filled 4th floor studio apartment with two windows.

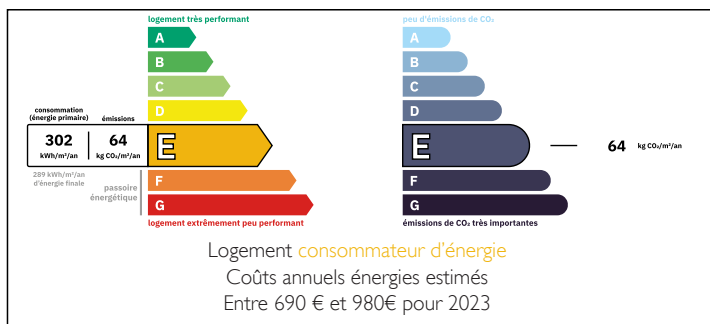
With a surface area of 21.88m2 carrez, it comprises a living room with a bedroom area, an open-plan kitchen and a bathroom with toilet.

There is also a cellar and a terrace with a beautiful view over the roofs of Paris and the Georges Pompidou Centre.

Facade refurbishment to be completed in early 2025. Ideal for a single occupant or a pied à terre. A haven of peace and quiet guaranteed for this rooftop cocoon.

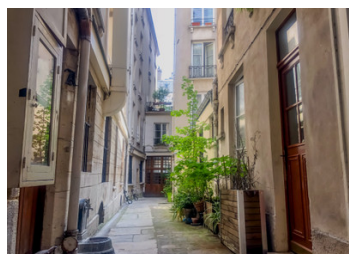


ENERGY - DPE



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

- DPE : E (302 kWh/m²/an)
- GES : E (64kg CO₂/m²/an)

Estimated annual energy costs for the home: between €690 and €980

- Co-ownership: 37 units
- Lot concerned by the sale: Lot 35 (with cellar) = 18:1006ths of the ownership of the land and common areas
- Annual charges: 827 euros
- Property tax: 673 euros

Entrance - Kitchen 3.88

Living room 15.2

Bathroom 2.8

Nearest metro station: "Cité"

The Ile de la Cité is the historic heart of Paris, the very cradle of the city, the soul of old Paris. Its charm lies in its incredible wealth of history, architecture and unique atmosphere. An unrivalled authenticity. Every street corner is a discovery of hidden treasures. It also offers unique and splendid views over the Seine that are the envy of the world !

Co-owned building of 1 units

Provisional annual charges: 866.97€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **673 EUR**

Taxe habitation: **EUR**

NOTES