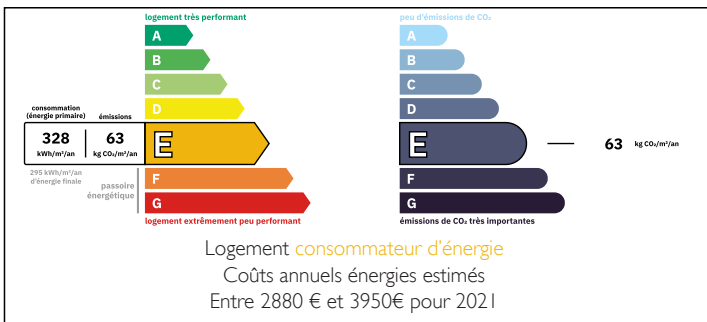


75004, Exclusive and rare: Tip of Ile Saint Louis, 133m property, Panoramic views of the Seine and Notre Dame

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	2
Bath:	2
Floor:	133 m2
Plot Size:	0 m2

IN BRIEF

PARIS 75004- Ile Saint Louis/Notre Dame district. Quai de Bourbon: A prestigious address at the tip of Ile Saint Louis in a remarkable 17th-century Townhouse, built in 1660 by architect Le Vau, the "House of the Centaur."

This exclusive and rare property is nestled on the 5th and top floor, accessible by elevator, on a single landing.

With a total floor area of 133m² (107m² Carrez law), the apartment comprises: a large entrance hall, a spacious living room with fireplace and adjoining dining room, a generously sized fully equipped kitchen, a spacious first bedroom with en-suite bathroom and toilet, a second bedroom with separate shower room and separate toilet, a dressing room and plenty of storage space.

Absolute calm and serenity, triple exposure to the South, West, and North, including 8 windows offering lively and panoramic views of the Seine,...

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.



LOCAL TAXES

Taxe foncière: 3040 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

PARIS 75004—Ile Saint Louis/Notre Dame neighborhood.

45 Quai de Bourbon: A prestigious address at the tip of the Ile Saint Louis, a stone's throw from the Ile de la Cité and Notre Dame Cathedral, a remarkable 17th-century mansion built by the architect Le Vau in 1660, known as "the house of the Centaur."

This exclusive and rare property is nestled on the 5th and top floor, accessible by elevator, on a single landing.

With a total floor area of 133m² (107m² Carrez), this property, lot No. 9, comprises: a large entrance hall (3.83m²), followed by a large living room with fireplace (37.84m²) and a dining room (17.80m²) with four windows offering panoramic views of the Seine and the City Hall, a spacious fully equipped kitchen (16.09m²) with two windows overlooking the Saint Gervais church and the Angelus de la Bastille, a pantry serving as a laundry room (3.36 m²), a spacious first bedroom with en-suite bathroom and toilet (27.94 m²) and views of the towers of Notre Dame, a second bedroom with views of the Seine (11.65 m²), a shower room with walk in shower (3.76m²), a separate toilet (2.22m²), a dressing room (2.58m²), and a hallway (6.16m²).

In addition, there is a cellar (Lot No. 22) and co-ownership of the common areas at a rate of 1/1,0107ths.

Absolute calm and serenity, beautiful light with triple exposure to the South, West, and North, including eight windows offering lively, panoramic views of the Seine, the zinc roofs of...