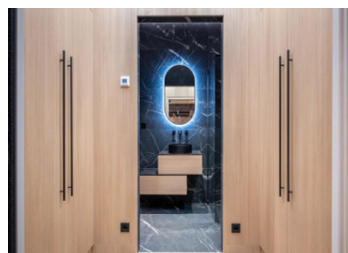


Île Saint Louis | Loft style duplex | 80 m | Breathtaking 4 m ceilings | Fully renovated | Turnkey



INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	84 m ²
Plot Size:	0 m ²

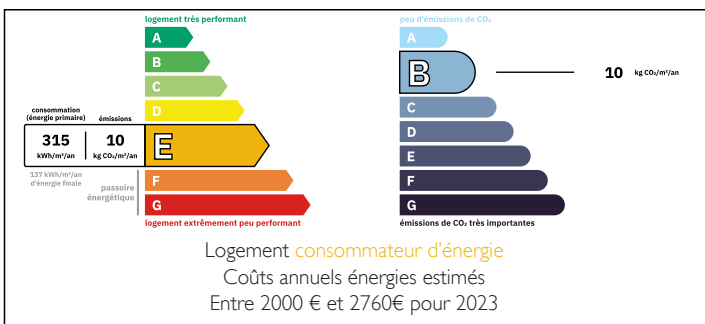
IN BRIEF

In the heart of Île Saint-Louis, set on a peaceful courtyard/garden, this ground-floor loft-style duplex of around 80 m² has been fully renovated. The main living space delivers a striking 4 m ceiling height, restored beams and stone, and an open, gallery-like volume that feels airy and dramatic. A modern, designer kitchen with integrated appliances and clean lines anchors the space, perfect for everyday cooking and entertaining.

The mezzanine bedroom overlooks the reception area, creating a private yet connected suite. Finishes include bespoke storage, refined lighting, and a sleek contemporary bathroom for a polished, turnkey experience. Sold fully furnished.

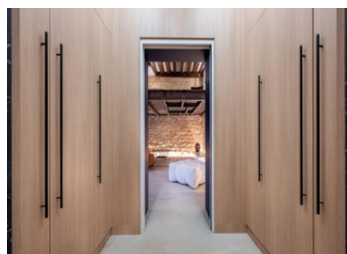
Property tax €800 | Charges €2,400/year | Metro Pont Marie nearby | No elevator | No current procedures | Parking: No | Cellar: No.

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

null

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

LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

NOTES