

Paris IV – Île Saint-Louis – Rue des Deux Ponts – One-bedroom apartment renovated by an architect – Sold furni

EXCLUSIVE



## INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	40 m2
Plot Size:	0 m2

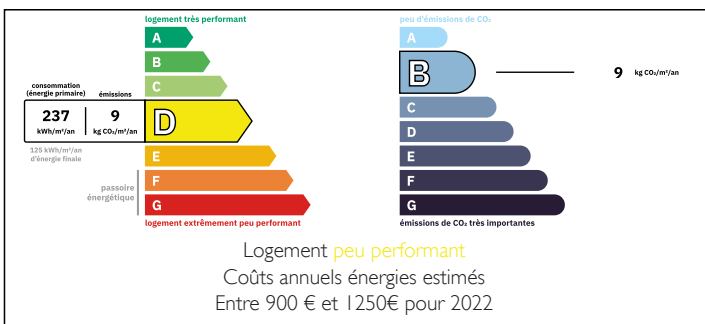
## IN BRIEF

RUE DES DEUX PONTS – Located on the 3rd floor of a fully restored 17th-century building, this 39.52 sqm Carrez apartment has been redesigned and renovated by an Italian architect.

It features an entrance with storage, a spacious living room with fitted open kitchen, a bedroom with custom-made dressing including a workspace, and a shower room with toilet.

Bright and elegant, it combines historic charm with high-quality finishes and enjoys partial views of the Seine, at the heart of Île Saint-Louis – one of Paris' most prestigious addresses.

## 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

Carrez Surfaces:

Entrance: 2.13 sqm

Living room with kitchen: 22.35 sqm

Bedroom: 10.34 sqm

Shower room + WC: 3.90 sqm

Total living area: 38.72 sqm Carrez

Total floor area: 39.52 sqm

Île Saint-Louis – Paris 4

An iconic and exclusive address, Île Saint-Louis is one of the most sought-after locations in Paris. Its quiet streets, private mansions, and local shops create a true village atmosphere in the heart of the capital.

A unique lifestyle

The apartment combines the charm of history with modern comfort: a renovated 17th-century building, optimized layout, and top-quality finishes. Seine glimpses add to its unique appeal.

Educational excellence

Several well-regarded schools are located nearby, along with major cultural institutions.

Iconic landmarks nearby

Within minutes: Notre-Dame Cathedral, the Panthéon, Hôtel de Ville, Place des Vosges, Le Marais, and the Latin Quarter. An incomparable historical and cultural setting.

Transport and accessibility

Excellent connections: Pont Marie (line 7) and Saint-Paul (line 1) metro stations, along with several bus routes. Quick access to both Right Bank and Left Bank.

## LOCAL TAXES

Taxe foncière: **960 EUR**

Taxe habitation: **EUR**

## NOTES