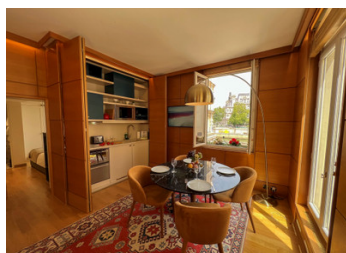
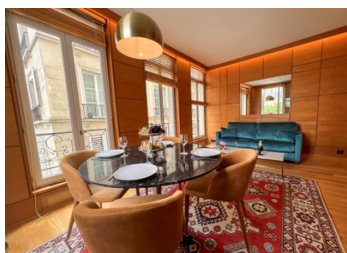


Ile de la Cité, Notre Dame. One Bedroom apt fully renovated, 34m , 2nd Floor. Views of the Seine and City Hall

EXCLUSIVE



INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	34 m ²
Plot Size:	0 m ²

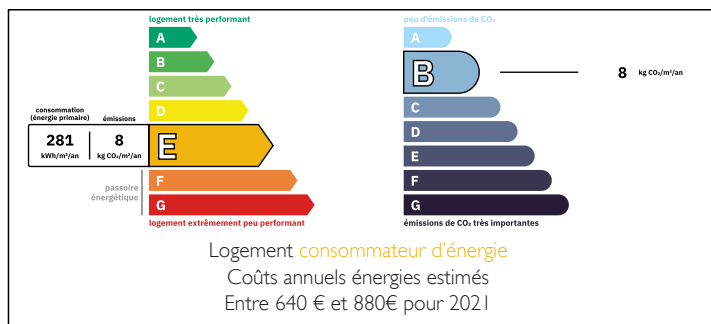
IN BRIEF

Notre Dame/Ile de la Cité, 4th district. Located in a 17th century historical building with 6 stories, this quality One bedroom property is situated on the 2nd Floor accessible via the common stairwell.

With a total floor area of 34.24 m² (33.63 m² Carrez Law), it comprises: A spacious Living area with a Living/Dining room and a fully equipped kitchen featuring sliding cabinets, a quiet bedroom and working space, and an adjoining bathroom with a walk-in shower and a toilet.

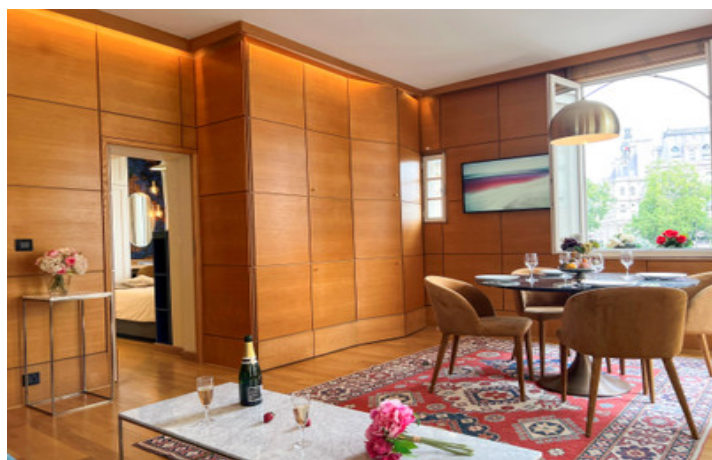
Recently and fully renovated with excellent optimization of the living space, this property also benefits from beautiful natural light thanks to its three double windows, as well as a large window offering unobstructed and beautiful views of the Quais de Seine and the remarkable Hôtel de Ville. Exposure: North/East. Built-in air conditioning. An exclusive Pied-à-terre in the heart of historic...

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

Notre Dame/Ile de la Cité, 4th district.

Just a stone's throw from the famous and remarkable Notre Dame Cathedral in Paris, this quality One-bedroom apartment is located on the 2nd floor of a historic six-story building constructed in the 17th century from cut stone, accessible via the common stairwell.

Recently and completely renovated with excellent optimization of the living space, it offers a total floor area of 34.24 m² (33.63 m² Carrez Law).

This property includes: A large living area bathed in natural day light with a combined living/dining room and a fitted fully equipped kitchen (19.60 m²), a quiet bedroom with window and a working space area (10.05 m²), and an adjoining bathroom with a walk-in shower and toilet (3.98 m²).

The apartment is Lot No. 5 and holds 1,367/10,000ths of the land ownership and general common areas.

Enjoying plenty of natural light with its Three double-hung windows (double-glazed) in the living room, as well as a large window on the dining room side, it offers unobstructed views of the Quais de Seine and the impressive Hôtel de Ville. A minor but welcome bonus: air conditioning is included.

An exclusive Parisian pied-à-terre in the heart of a secure neighborhood steeped in history.

LOCAL TAXES

Taxe foncière: 921 EUR

Taxe habitation: EUR

NOTES

Additional Information:

Total Floor Area: 34.24 m² (33.63 m² Carrez)

Unit included in the sale: Lot 5

Small co-ownership: 6 units.

Secure building (Vigik security system + digital keypad + reinforced door).

Contract for cleaning and maintenance of common areas.

High-speed fiber-optic internet.

Monthly charges : 280 Euros/month.

Housing tax for...