

Île Saint-Louis: Charming Duplex, 45m2 ( 34 m Carrez), 3rd french Floor. A Must-see.



## INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	34 m2
Plot Size:	0 m2

## IN BRIEF

Paris 4th arrondissement – Île Saint-Louis/Notre-Dame neighborhood.

In the heart of Île Saint-Louis, on Rue Saint-Louis-en-l'Île, this property for sale is located on the 3rd and 4th (top) floors of a four-story building with a courtyard, built in 1700. It is accessible via the common stairwell and then via a private staircase on the 3rd floor.

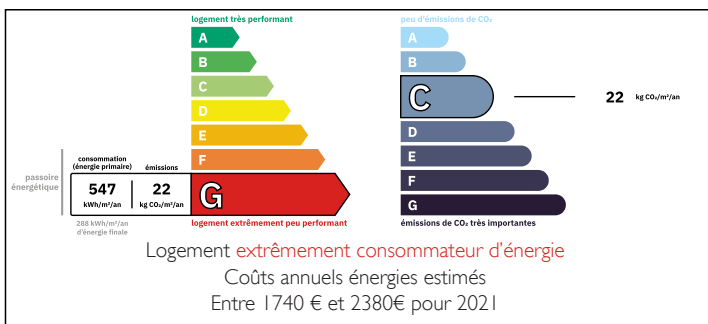
Renovated with optimized space, this duplex apartment, with a surface area of 45m2 ( Loi Carrez 34.12 m<sup>2</sup>), is laid out as follows: a 22.56 m<sup>2</sup> living area with a living room and dining area, a fully equipped kitchen, a bathroom with a bathtub/shower and toilet, and a bedroom with a skylight on the mezzanine level.

Additionally, there is an attic with a total floor area of 10 m<sup>2</sup>.

Quiet, with a northeast-facing orientation.

An exclusive opportunity not to be missed by Leggett...

## ENERGY - DPE



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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: 808 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Paris 4th district – Île Saint-Louis/Notre-Dame neighborhood.

In the heart of Île Saint-Louis, Rue Saint Louis en l'Île, in a Four-story building with a courtyard built in 1700, part of a small 14-unit co-ownership, this property is located on the quiet courtyard side, nestled on the 3rd and 4th (top) floors, accessible via the common area staircase and then via the private staircase on the 3rd floor.

The sale of this apartment includes the following units: Lot N° 17, Lot n° 20, Lot n°26, Lot n°27, Lot n°28.

Renovated with optimized space, this Duplex apartment, with a total surface area of 45m<sup>2</sup> (34.12 m<sup>2</sup> Carrez Law), is laid out as follows: a living area with a living room, dining/office area, and double windows overlooking the courtyard (22.56 m<sup>2</sup>), a fully equipped kitchen with ample storage cabinets and double windows overlooking the courtyard (5.34 m<sup>2</sup>), and a bathroom with a bathtub/shower, sink, toilet, and window overlooking the courtyard (4.47 m<sup>2</sup>).

Accessible via the staircase from the living room, on the mezzanine level, is a bedroom with a total floor area of 8.22 m<sup>2</sup> that offers plenty of natural light through its skylight.

Additionally, there is an attic with a total floor area of 10 m<sup>2</sup>.

Cadastral references: Parcel 0003 Cadastral section: 000AU01 Municipality: Paris 04 (75) Total floor area: 309 m<sup>2</sup>.

Additional information:

-Small co ownership: 14 units.

-Units included in the sale: Lot No. 17, lot No. 20, lot No. 26, lot No. 27, and lot No. 28.

-Access...