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Seine view and artist's soul on the Île Saint-Louis

Paris , Paris , Paris Ile-de-France



€1,265,000

inc. of agency fees

1 Beds

44.45 sqm

Some places have this rare gift of suspending time. On the 3rd floor of a 17th-century building in the heart of Île Saint-Louis, this 44.45 m² Carrez...

At a Glance

Reference MFH-PARIS11958

Near to Paris

Price €1,265,000

Bed 1

Pool No

Hab.Space 44.45 sqm

Land Tax N/A

Property Description

Some places have this rare gift of suspending time.

On the 3rd floor of a 17th-century building in the heart of Île Saint-Louis, this 44.45 m² Carrez law corner apartment enjoys a privileged and incredible view of the Seine and iconic Parisian monuments.

Like a canvas in perpetual motion, the Eiffel Tower, Notre Dame, and the Panthéon are the main actors in this living spectacle where the play of light changes throughout the day, bringing a rare, almost contemplative atmosphere to the space.

Bathed in natural light thanks to a double southwest exposure, this unique space develops a warm and inspiring ambiance, somewhere between an artist's studio and a Parisian refuge. One senses the soul of a writer, a painter, a dreamer. Nothing is standard; everything is alive. Upon entering, the main space captivates with its high ceilings, exposed beams, terracotta tiles, and unique character, almost suspended above the city.

The living area is organized around a lounge area, a boudoir, a kitchen, and a dining room. A wooden staircase leads to a mezzanine converted into a bedroom, nestled under the eaves, offering a cozy cocoon. A shower room and separate toilet complete this property.

The whole space exudes real personality and is ideal for a pied-à-terre or a primary residence full of character.

A rare property on Île Saint-Louis, a neighborhood steeped in history and poetry, where the view, light, and unique atmosphere create a unique alchemy.

This property is subject to co-ownership status.

Two cellars are included. ENERGY CLASS: E / CLIMATE CLASS: E. - Estimated average annual energy costs for standard use, indexed to the years 2021, 2022, and 2023: between euros1,260 and euros1,760 (including subscription).

Information on the risks to which this property is exposed is available on the Géorisques website: .

Mascio +33 6 27 52 75 81 - RSAC (Registered Companies Register): Paris

Condominiums of 12 units (No proceedings in progress).

Annual expenses : 1800 euros.

Summary

| | |
|----------------|------------|
| Property type: | Apartment |
| Bedrooms: | 1 |
| Price | €1,265,000 |

Key Information

| | |
|----------------|-----------|
| Year Built: | 1750 |
| Internal Area: | 44.45 sqm |

Location: Paris Ile-de-France



Gallery





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C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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