



Luxury 1 Bed Apartment For Sale In Paris



Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
Sito web:	https://esalesinternational.com

Dettagli dell'inserzione

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Posizione

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123 Blvd. Ney
Paris
75018
France

Parisian Grandeur Reimagined: A Custom-Designed 1909 Flat of Unrivalled Detail

This exceptional 1909 Parisian apartment offers a rare blend of historic charm and modern, custom-designed luxury, having undergone a meticulous two-year restoration and renovation. The flat was systematically rebuilt from the ground up, utilizing the highest grade materials available on the Parisian market. As the contractor noted, 'literally everything in this flat was custom made,' ensuring a level of detail and craftsmanship rarely found in residential properties. The comprehensive scope of work spanned nearly every element: from the essential infrastructure, including all new electric wires, main



electrical panels, and copper and plastic plumbing pipes, to the final decorative touches. This commitment to unseen quality guarantees that the flat is not just aesthetically beautiful but structurally and functionally sound for the next century. The project was completed by a highly specialized team, including an Art Historian/University Professor and an expert in historic French châteaux, underscoring the artistic and technical rigor applied to the restoration.

The attention to detail in the finished elements is truly the defining characteristic of this apartment, a feature explicitly highlighted by French real-estate agents. The restoration embraced the property's historical integrity while elevating its function. The original plank floors were painstakingly restored, complemented by eight different types of luxurious Italian ceramic tiling used throughout the kitchen, shower, and toilet rooms. All original doors were saved and refurbished, now enhanced by solid brass and nickel historic period door knobs and hardware. The plumbing and fixtures further illustrate this commitment to quality, featuring solid brass and nickel historic period faucets. Even the original fireplace and the common wall heaters—which efficiently keep the flat very warm all winter—were restored or integrated seamlessly into the design. Adding a layer of unique elegance are three sets of original horsehair ceiling moldings, which were skillfully preserved and re-integrated into the design.

The custom finishes and bespoke craftsmanship extend to every surface, ensuring both beauty and maximum comfort. The flat's comfort is secured year-round by the installation of three layers of insulation in all windows and French doors, effectively ensuring both warmth and silence from the bustling city outside. The two larger balconies received new waterproof, outdoor flooring, and the balcony façade and ironwork were meticulously restored. The interior carpentry is a marvel of precision: over 300 pieces of wood were hand-cut to artistically conceal electrical baguettes, and decorative elements like baseboards and door casings feature custom combinations of ceramic tiles, teak, or decorative framing wood depending on the room. This custom design is most evident in the unique triangle theme that repeats and reflects across the flat—from cabinetry and closet cupboards to small triangle tables and even the wall stand for the period French grandfather clock—adding an intriguing, cohesive design element to the space.

The apartment's functionality is enhanced by custom-made features and high-grade amenities that remain with the flat. The kitchen features a custom-designed counter and two clever, triangle-shaped vanishing cupboards, alongside solid teak cabinetry and shelving. Essential, high-quality appliances are included in the sale, such as the large refrigerator, dishwasher, clothes washer, oven, and stovetop range. The bathroom and toilet rooms feature a hand-molded ceramic shower floor, a new shower, and a new toilet. Security has been significantly upgraded with a new front door drum lock, five-point bar locks, and no-copy keys. Furthermore, a free TV cable has been installed for immediate connection. Beyond the fixed elements, the flat features three unique, hand-painted, photo-realistic ceiling murals, all framed by the original ceiling molding, which agents have whimsically noted for creating a sense of 'phantom gentle breezes.'

The building itself has also seen substantial recent investment, with the common interior areas completing their renovation this year, ensuring the entire structure meets a high standard. These upgrades include a new second security door, new mailboxes, and two new Digi-code entry pads for all residents. The building provides crucial shared amenities such as a lift and stairs leading to the 6th and final floor where the apartment is located, a designated bicycle room for owners, and a pleasant interior courtyard.



Residents also benefit from access to a huge private/common garden. The flat's location offers an unparalleled Parisian lifestyle, perfectly balancing seclusion with immediate access to a wealth of city attractions and services. While close enough to the freeway that circles Paris for easy travel, it is far enough away to ensure complete silence. The majority of amenities—including eight bus lines, the tramway, three Metro lines, cafés, boulangeries, various markets (indoor and outdoor), a large movie theater, a hospital, and a culinary college—are just outside the front door or a block or two away. Major cultural and recreational sites like the new 19M fashion museum, the Olympic Addidas Arena, and even Montmartre and the famous Marché aux Puces are only about a fifteen-minute walk away, making this apartment truly a gateway to the best of the 'City of Lights.'

ABOUT THE AREA

Paris stands globally as one of the world's most recognizable, influential, and romantic cities, serving as the political, economic, and cultural capital of France. Situated on the River Seine in the north of the country, the city is defined by its stunning classical architecture, wide boulevards, and rich artistic heritage. Paris is synonymous with high culture, housing institutions like the Louvre Museum, home to the Mona Lisa, and the Musée d'Orsay. The city's sophisticated ambiance, world-leading fashion houses, and revered culinary scene cement its reputation as a global centre for art, gastronomy, and luxury.

The cityscape is instantly recognizable due to its iconic landmarks. The Eiffel Tower, originally built for the 1889 World's Fair, dominates the skyline and remains its most famous symbol. Other essential structures include the majestic Arc de Triomphe at the western end of the Champs-Élysées, the historic cathedral of Notre-Dame de Paris (currently undergoing restoration), and the Basilica of Sacré-Cœur perched atop the hill of Montmartre. The River Seine, spanned by beautiful historic bridges, flows through the heart of the city, dividing it into the Rive Gauche (Left Bank), traditionally associated with artists and intellectuals, and the Rive Droite (Right Bank), historically the commercial centre.

Beyond its major monuments, Paris is celebrated for its distinctive neighbourhoods, or quartiers, each offering a unique character. Areas like Le Marais boast historic architecture and trendy boutiques, while the Latin Quarter is famed for its universities, bookstores, and bohemian atmosphere. The city's commitment to parks and public spaces, such as the Jardin des Tuileries and the Luxembourg Gardens, provides tranquil retreats amid the urban bustle. Furthermore, Paris's efficient and comprehensive public transport system, including the Métro, RER, and bus networks, allows residents and tourists to navigate its vast metropolitan area with ease.

Paris is served by two major international airports. The nearest major airport is Paris-Charles de Gaulle Airport (CDG), located approximately 25 kilometers northeast of the city center. CDG is one of the busiest airports in Europe and serves as a primary hub for Air France, offering a vast network of intercontinental and European flights. The second major airport is Paris Orly Airport (ORY), located south of the city, which predominantly handles domestic and European flights. Both airports offer excellent rail and road links to central Paris, ensuring smooth arrival and departure for millions of visitors annually.

MAIN FEATURES:



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- * 43m2 of living space
 - * 1 Bedrooms
 - * 2 Bathrooms
 - * Stunning Views
 - * Close to essential amenities such as supermarkets and pharmacies
 - * Close to many excellent bars and restaurants
 - * Great base from which to discover other fantastic areas of France
 - * Many excellent sports facilities, walking and cycling areas nearby
 - * Rental Potential through Airbnb and Booking.com

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Comune

Bagni:	2
Finito piedi quadrati:	43 mq
Dimensione del lotto:	43 mq

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