



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,638,096.38

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Île-de-France
Città:	Paris
Cap:	75001
Pubblicato:	02/04/2026

#### Descrizione:

Paris 1st - In the heart of a quiet street in the 1st arrondissement, on the fourth and top floor of a Parisian building dating from 1830, this 75 m2 duplex has been completely redesigned by architect David Gaillard, offering a unique living space that blends old-world charm with spectacular proportions.

Access is via a private staircase leading directly to the living area. Upon entering, one's gaze is immediately drawn to the 4.50 m high ceilings, revealing a space reminiscent of a former workshop under the eaves. The 28 sq m Carrez law reception room captivates with its warm atmosphere: exposed beams, Versailles parquet flooring, and a working fireplace create an authentic setting enhanced by a contemporary renovation. The open-plan, fitted and equipped kitchen extends this inviting space and opens onto a 4.18 sq m south-facing balcony. From this exterior, the gaze sweeps over the rooftops of Paris, revealing the Eiffel Tower in the distance, while the play of light from the Canopée enlivens the urban landscape. Also on this level is a first quiet bedroom overlooking the courtyard, intimate and welcoming, with exposed beams, an elegant shower room, and a separate Japanese toilet.

A staircase leads to the upper floor where a second quiet bedroom awaits, bathed in light, with its own bathroom featuring a shower, a macerator toilet, and a dressing room. From this bedroom, access opens onto a true privilege in the heart of Paris: a 23.41 m2 rooftop terrace, facing south and completely private. This rare outdoor space, furnished with a summer kitchen, offers an open view over the Parisian rooftops, all the way to Beaubourg, and becomes a privileged living space to enjoy sunny days.



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Combining old-world charm, spectacular proportions, and an exceptional exterior, this secluded duplex offers a luminous haven at the top of Paris, just steps from the vibrant cultural and historical heart of the city. Nearest Metro: Chatelet-Les Halles or Etienne Marcel.

Contact us today to find out more.

## Comune

Camere da letto: 2  
Bagni: 2  
Finito piedi quadrati: 75 mq

## Room details

Total rooms: 3

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/SEQD-T32672/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SEQD-T32672/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: hh-16125752

