



## listing



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,776,623.8

#### Location

Country: France  
State/Region/Province: Île-de-France  
City: Paris  
ZIP code: 75001  
Posted: Feb 09, 2026

#### Description:

Paris 2nd - 2 bedroom renovated duplex

A rare find in Paris: this superb 98.7 m2 duplex benefits from official authorization from Paris City Hall to operate legally as furnished tourist accommodation all year round (365 days/year), thanks to its status as hotel accommodation (former office space re-qualified).

This exceptional property, to live in or make money from, is ideal for ...: a private buyer looking to acquire a characterful pied-a-terre in the heart of Paris, with the unique privilege of being able to rent it out for as many days as they wish, with no legal constraints or limits, or a discerning investor looking for an asset with a high rental yield and high value in use.

Possibility of immediately taking over the existing professional concierge service, which has been managing the property for 3 years (check-in/out, cleaning, maintenance, complete rental management).

#### Property description

Surface area: 100 m2 (duplex between 1st and 2nd floor)

#### Layout :

2 bedrooms  
2 bathrooms



1 guest toilet  
Leicht kitchen with central island  
Large, light-filled living room

High-quality materials and finishes  
Each element has been custom-designed to a rare aesthetic and quality standard:  
Handcrafted joinery: backlit closets, custom finishes  
Natural slate and Italian travertine bathrooms  
English paints (Farrow & Ball)  
Carefully selected 100 percent Italian furniture  
Apartment sold fully furnished and equipped, ready to live in or use.

Sleeps up to 6 - optimized yield  
Successfully operated for 3 years on Airbnb, this property generates sales 2.5 times the traditional rental value, while remaining carefully maintained by the team in place.

The 2nd arrondissement of Paris is one of the city's smallest yet most dynamic districts, celebrated for its vibrant energy, historic charm, and central location on the Right Bank. Traditionally known as the heart of Parisian business and finance, it has evolved into a trendy and highly sought-after neighborhood blending work, lifestyle, and culture.

Home to iconic covered passages such as Galerie Vivienne, Passage des Panoramas, and Passage Choiseul, the 2nd arrondissement offers a unique Parisian atmosphere, mixing 19th-century elegance with contemporary flair. The area is also renowned for its lively restaurant scene, stylish cafés, concept stores, and creative offices.

Perfectly positioned between the Opera district, Le Marais, and the Louvre, the 2nd arrondissement appeals to professionals, investors, and international buyers seeking central Paris living with strong rental demand and enduring value.

## Common

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	98 sq m

## Room details

Total rooms:	4
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## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/SEQD-T31892/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/SEQD-T31892/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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**Contact information**

IMLIX ID:

hh-16069445

