



## Architect's Loft in the Marais,

75003, Marais, Paris, Île-De-France

€1,600,000

Ref: LS01

\* For Sale \* 2 Beds \* 2 Baths \* 105m2

Modern art meets rustic elegance in this dazzling 19th-century Haussmannian apartment.

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**French Entrée** 

## Property Description

This exquisitely designed loft looks out across the Marais rooftops on the rue Béranger. The duplex property, which has been lovingly restored and designed by an architect, is bursting with personality and comes completely furnished throughout. The interiors are decked out in a soothing palette of grey-toned walls and parquet floors, while quirky design details from around the world fill the space to form a pleasingly haphazard collection of furniture and art. The spiral staircase—designed by the famous architect Jean Prouvé—is a main selling point for this light and art-filled space.

At the top of this mezzanine apartment, which is situated on the top floor of a five-storey building, skylight windows create a light and airy ambiance. To the outside, a large south-facing balcony (21m<sup>2</sup>) lines the length of the property: the perfect place to enjoy an aperitif in the evenings.

Situated in the Quartier du Carreau du Temple, in the North of the Marais district in Paris 3ème, the apartment is nestled in a highly desirable location with excellent access to public transport, shops and local amenities. It is also accessible via a lift in an elegant building with well-maintained communal areas. The rue Béranger itself will not disappoint; the typically Parisian street simply oozes style and charm.

The master bedroom benefits from its own walk-in closet and boasts private access to the terrasse. The main bathroom even comes complete with its own jacuzzi and hammam! In addition, the apartment has a living room with a working fireplace and a fully equipped kitchen-diner with bespoke furniture and a range cooker. The spiral staircase, designed by Jean Prouvé, leads to an office area, a second bedroom and a second bathroom with WC. The property also comes complete with its own ventilated wine cellar (30m<sup>2</sup>). In total, the habitable space is 105m<sup>2</sup> (Loi Carrez 70m<sup>2</sup>).

With its design-filled interiors, high-quality finishing and artistic charm, this property is most definitely a dream home in the heart of Paris.



## Gallery

