

## PARIS 10th – Marché Saint-Quentin – Artist's Duplex / House on Pedestrian Street – Calm and Character



## INFORMATION

Town:	Paris
Department:	Paris
Bed:	2
Bath:	1
Floor:	92 m2
Plot Size:	0 m2

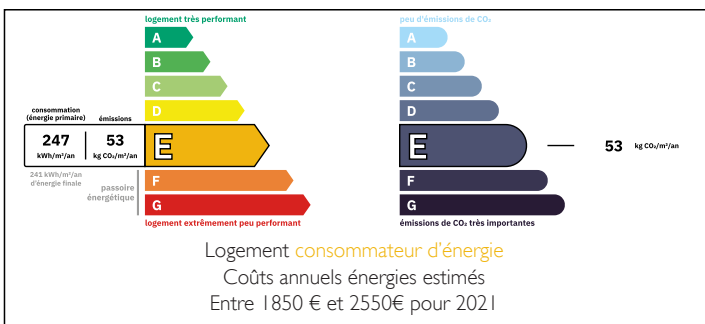
## IN BRIEF

In the heart of the 10th arrondissement, just steps from Marché Saint-Quentin, this artist's duplex combines the charm of a traditional Parisian workshop with the tranquillity of a quiet, pedestrian-like street.

Accessible directly from the Cour de la Ferme Saint-Lazare, the house is arranged over two levels: On the ground floor, an entrance leads to a spacious living area, extended by a semi-open kitchen and a studio or office space (which could be converted into a shower room).

Upstairs, a staircase beneath a glass roof leads to two bedrooms, a bathroom with WC, and a storage room offering the potential to create a second WC. Some light refurbishment would make it possible to maximise the full potential of this unique property, officially designated as a commercial unit with residential use — perfect for an artist's studio, a main home, or a furnished..

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Detailed description

Ground floor:

Independent entrance from the passageway

Living room (30.9 m<sup>2</sup>) with dining and sitting areas

Semi-open kitchen (16.9 m<sup>2</sup>)

Office / utility room (8.8 m<sup>2</sup>) – could be converted into a shower room

First floor:

Landing with glass roof

Two bedrooms (11.8 m<sup>2</sup> and 13.6 m<sup>2</sup>)

Bathroom with WC (2.6 m<sup>2</sup>)

Storage room (1.5 m<sup>2</sup>) – potential for a second WC

Equipment and features:

Heating and hot water: individual gas boiler (ELM Leblanc, 2018)

Windows: wood double glazing

Carrez surface area: 92.4 m<sup>2</sup>

Neighbourhood and lifestyle

Ideally located near the Marché couvert Saint-Quentin, Gare du Nord, Gare de l'Est, and the Canal Saint-Martin, this sought-after area offers a vibrant neighbourhood atmosphere with authentic shops, cafés, and cultural venues.

The Passage de la Ferme Saint-Lazare preserves the feel of historic Parisian workshops, while remaining sheltered from urban noise.

Transport and accessibility

Metro: Poissonnière (Line 7), Gare de l'Est (Lines 4-5-7), Gare du Nord (RER B-D-E)

Bus and Velib' nearby

Quick access to Grands Boulevards and République

Investment and potential

A rare opportunity on the Paris market, offering flexible use (residential or professional) and strong rental potential, especially for furnished short-term rentals thanks to its prime location and independent

## LOCAL TAXES

Taxe foncière: 1150 EUR

Taxe habitation: EUR

## NOTES