

PARIS 10 | Faubourg-Poissonnière | Rare Family House | 3 bed |

EXCLUSIVE



INFORMATION

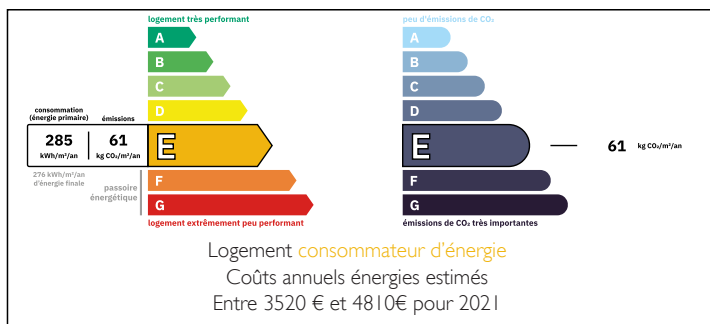
Town:	Paris 10e Arrondissement
Department:	Paris
Bed:	4
Bath:	2
Floor:	205 m ²
Plot Size:	0 m ²

IN BRIEF

On rue du Faubourg-Poissonnière, in one of the most historic axes of central Paris, this exceptional family house unfolds across three full levels and offers 204.74 m² Loi Carrez (225.98 m² total floor area / 2,432 sq ft). The ground floor opens onto a magnificent 39 m² reception room, ideal for entertaining. The first floor is dedicated to private life, with three bedrooms and a full bathroom. The garden level reveals the true heart of the home: a vast kitchen and dining room of 37 m², extended by a library, a playroom, a study and a second bathroom. A rare opportunity to acquire a genuine Parisian house, steps from the Grands Boulevards and the elegance of the 9th.



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.



NOTES

DESCRIPTION

On rue du Faubourg-Poissonnière — one of the great historic axes of Paris, where Haussmannian elegance meets the lively rhythm of the Grands Boulevards — this rare Parisian house offers something almost unheard of in the heart of the city: the space, privacy and proportions of a true family home, set within one of the capital's most central and storied neighbourhoods.

Unfolding across three full levels, the property offers 204.74 m² under the Loi Carrez — 225.98 m² of total floor area, or 2,432 square feet — thoughtfully organised so that each floor has its own purpose: receiving, resting, and living.

The ground floor welcomes guests into a generous 10 m² entrance hall that opens onto a magnificent 39 m² reception room — a space made for long dinners, lively gatherings and quiet evenings alike. A discreet guest WC completes this level.

The first floor is dedicated to rest. Three well-proportioned bedrooms, each between 9 and 10 m², share a full bathroom with WC, served by a private corridor that ensures calm and intimacy throughout the sleeping quarters.

The garden level reveals the true soul of the house: a sweeping 37 m² kitchen and dining room, the natural gathering point for family life, extended by a 23 m² library, a 21 m² playroom and a 16 m² study. A second bathroom, separate WC, dedicated laundry room and generous storage make this level as practical as it is generous — a rare configuration that allows a family to truly...