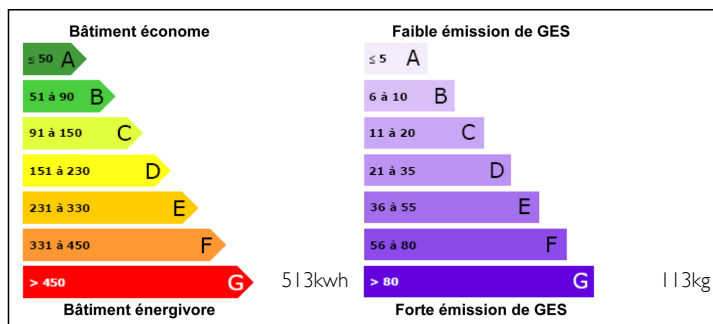


## PARIS IV | Rare Opportunity | Historic Atelier of Painter Emile Bernard for Sale in Île Saint-Louis Mansion

### EXCLUSIVE



### ENERGY - DPE



### INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	52 m2
Plot Size:	0 m2

### IN BRIEF

**OFF-MARKET** | An extraordinary chance to own a distinctive property steeped in history and enchantment, Leggett International is proud to offer this exceptional listing on behalf of Émile Bernard's family. Émile Henri Bernard, a luminary of French Post-Impressionism, maintained artistic camaraderie with luminaries like Vincent van Gogh, Paul Gauguin, Eugène Boch, and later, Paul Cézanne. His prolific period spanned from 1886 to 1897, during which he crafted his most celebrated works. Now available for discerning buyers, his former office/atelier—a charming 80m<sup>2</sup> space (38m<sup>2</sup> Carrez)—graces the market. This one-bed boasts an entryway, bathroom with WC, kitchenette, living room, and a private bedroom. Nestled within the rooftop of an Île Saint-Louis mansion, this property features ample storage and skylights that frame views of the serene courtyard. While a touch of modernisation might be considered, the property remains in good condition and its vintage allure only enhances its charm!

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

Uncover a true real estate gem loaded with history and character. Nestled under the eaves of a private 17th-century manor, this exceptional apartment seamlessly combines elegance, charm, and functionality. The exposed beams in the sloped ceilings, the warm hardwood flooring, and the custom wooden cabinets create a unique ambiance, optimising every inch of space.

With a Carrez area of 38 sqm, this residence actually conceals 80 sqm of floor space, resulting in a weighted surface area of 52 sqm. Every corner has been thoughtfully utilised: the entrance stretches across 1.79 sqm Carrez, the bathroom extends over 3.37 sqm Carrez (5.98 sqm on the floor), the spacious living room occupies 20.02 sqm Carrez (38.69 sqm on the floor), while the intimate bedroom offers 12.98 sqm Carrez (28.06 sqm on the floor). Moreover, cleverly concealed storage spaces under the eaves add nearly 6 sqm of additional room.

Natural light floods this apartment through its south-facing skylights, creating an enchanting and warm atmosphere. Positioned on the top floor (3rd floor), this property enjoys absolute tranquility while offering a view of the majestic inner courtyard of the private manor.

The mansion, Hôtel Le Charron, constructed between 1637 and 1640 by the French architect Sébastien Bruand for Jean Charron, Intendant of Finances, bestows upon this property a prestigious address. Its vast entrance hall and spacious inner courtyard harken back to a bygone era of elegance. Nestled along a bank of the Île Saint-Louis, this manor has over the years hosted illustrious figures...

## NOTES