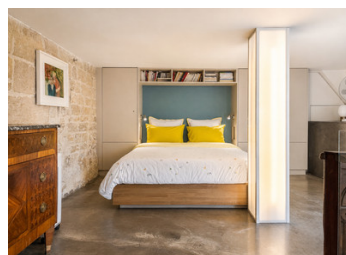


PARIS 4 | Saint-Paul / Le Marais | Character Loft Duplex | 1-2 bedroom | 1 bath



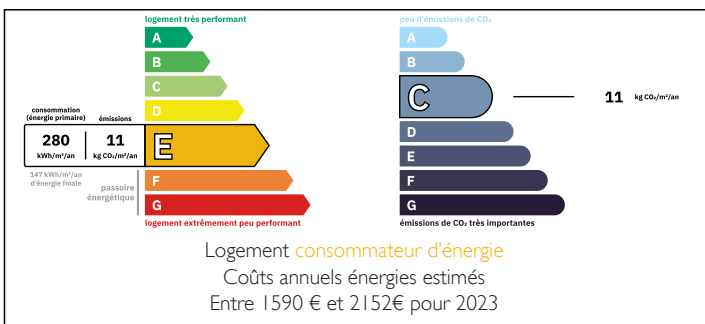
INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	60 m ²
Plot Size:	0 m ²

IN BRIEF

Hidden within a beautiful cobbled courtyard in the heart of historic Le Marais, this character-filled duplex offers 60.13 m² (647 sq ft) of Carrez space and an exceptional blend of authenticity, tranquillity and clever design. The main level features a welcoming living and dining area, a fully equipped kitchen and a separate sleeping area that can serve as a guest bedroom, office or creative space. Upstairs, a spacious mezzanine suite (1.8m ceiling height) benefits from an en-suite bathroom with both bathtub and shower. Exposed stone walls, original materials and distinctive loft-style create a warm and inviting atmosphere. Located on historic Rue du Petit-Musc, moments from Place des Vosges, Saint-Paul and the Seine, this is an ideal Paris pied-à-terre for a couple or individual seeking a stylish home with the flexibility to comfortably host family and friends in one...

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

Tucked away within a charming cobbled courtyard in the heart of historic Le Marais, this distinctive duplex apartment offers a rare combination of character, tranquillity and flexibility in one of Paris' most sought-after neighbourhoods.

Located on Rue du Petit-Musc, one of the oldest streets in the Marais, the property occupies the ground floor of a beautiful period building dating from the mid-18th century. Offering 60.13 m² (647 sq ft) of Carrez living space, including approximately 27 m² on the mezzanine level, the apartment has been thoughtfully designed to maximise both volume and functionality.

The main level features a welcoming living and dining area, a fully equipped kitchen and a separate space currently arranged as a sleeping area. This versatile room can easily serve as a guest bedroom, home office, library or creative workspace, making the apartment particularly well suited to international buyers looking for a comfortable Paris pied-à-terre with the ability to host family and friends.

Upstairs, the spacious mezzanine bedroom overlooks the living space and benefits from an adjoining bathroom with both a bathtub and separate shower, creating a private and relaxing retreat.

Throughout the property, exposed stone walls, authentic materials and carefully preserved architectural details evoke the atmosphere of old Paris. A sensitive renovation has enhanced the apartment's comfort while respecting its historic character, resulting in a warm and inviting home that feels both timeless and contemporary.

The setting is remarkably peaceful, yet everything that makes the Marais so desirable is just moments away. Place des Vosges,...