

NUMBER ONE FOR BUYING PROPERTY AND LIVING IN FRANCE

# Paris

PROPERTY GUIDE



**Find Your Dream Home**



**PARIS**  
€650,000



**PARIS**  
€830,000



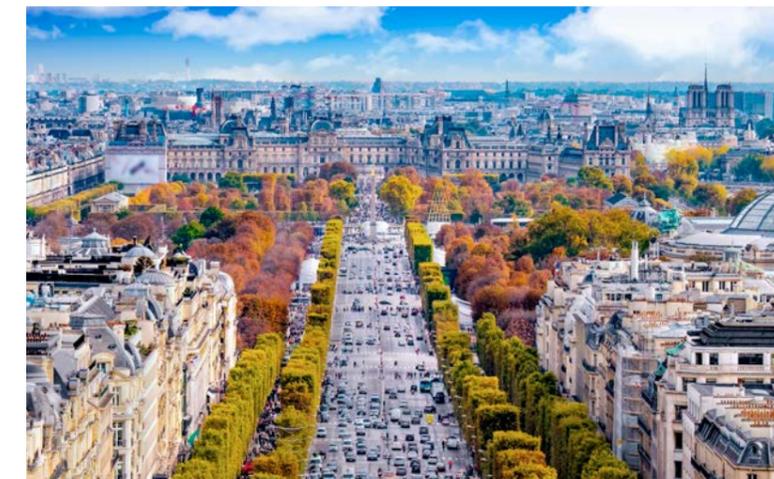
**PARIS**  
€1,900,000



**PARIS**  
€2,700,000

With Paris property prices soaring, further boosted by the 'Macron effect', confirmation of the 2024 Olympics and now the last-minute Brexit rush, this could well be the moment to buy. Here, we tell you all you need to know...

By Caroline Harrap



With high ceilings, wrought-iron balconies and elegant façades, Haussmannian apartments are among the city's most desirable

Paris is always a good idea, or so said Audrey Hepburn anyway. Well, it looks like she wasn't alone in her view, if the property figures for the last year are anything to go by. According to the latest report from the Notaires de France, the legal specialists who preside over property transactions in the country, there were record volumes of sales as well as price rises across many cities, but Paris was one of the key hotspots.

In fact, year on year, the figures show a price rise of 5.5 per cent for apartments in the city, with the average cost now an eye-watering €8,450 per square metre, and no sign of this trend abating. So, what are the reasons for this?

Well, aside from the enduring allure of the French capital, it seems the stars have aligned to make this a very good moment for the Paris property market. First, there's what is being called the 'Macron effect', with the young president putting the revival of the economy at the heart of his plans, thereby creating new confidence in the market.

Then, hot on the heels of Macron's arrival, came confirmation that Paris would be hosting the 2024 Olympics, bringing with it the prospect of a whole raft of investment across the city. And, lastly, there's the small matter of Brexit; rather than deter British buyers, the triggering of Article 50 seems to have hastened many potential purchasers into a frenzy of action, in the hope of securing their life abroad before it's too late.

Even putting aside the current auspicious circumstances, the Paris property market has been seen as a safe long-term investment for some time now. For one thing, there's the simple fact that demand far exceeds supply in what is

**“Aside from the enduring allure of the French capital, it seems the stars have aligned to make this a very good moment for the Paris property market”**



**“Whilst it’s true that the weaker Pound has been a blow to some Brits, those renting out their properties have reaped the rewards of a stronger Euro”**

However, the beauty of Paris is that it is such a small city that you don’t need to be in the most popular districts to enjoy the best of what’s on offer. And, in fact, many of the more up-and-coming arrondissements, such as the trendy 10th, the rapidly gentrifying 18th and the increasingly popular ‘boho’ 20th, have a particular charm of their own.

What is more, with the Olympics now confirmed for 2024, this will herald new investment across the entire city, bringing with it improved infrastructure, better facilities and an increased emphasis on sustainability. The jury is still out on whether we will see the Seine clean enough to swim in, as is hoped by the mayor, Anne Hidalgo, but it’s certain that the Games will bring huge benefits – and not just to the city itself but also to the outer suburbs. One of the key focal points, for example, will be the area to the north-east of the city, Seine-Saint-Denis, where the Olympic Village will be located (more on that below).

Then, if all that wasn’t enough, there’s also the Grand Paris project. Set up under Nicolas Sarkozy’s presidency in 2007, with the aim of better integrating the city with its surrounding suburbs, this ambitious urban development will see a major expansion of the Métro into the peripheries of Paris. Along these routes, the aim is to have strategic sites of enterprise, with a mooted 70,000 new homes a year planned. So, suddenly the outer suburbs, once overlooked by the international buyer, are looking increasingly attractive – and, unlike in the city itself, it’s still possible to bag a bargain there too.

“These days, we are working more and more in the suburbs,” says Nadine Giblin, co-owner of Paris property company, Groupe COGIB, which is based in the 9th arrondissement. “Even aside from the Grand Paris plan, the suburbs are very easy to reach by public transport and the prices are so much cheaper. To give an idea, down in the famous forêt de Rambouillet, just that bit further out, we sell plots of land that are 350 square metres from €150,000. What is more, builders offer beautiful houses, exactly designed for every taste. So, you can have an eco-friendly house, made from wood, for less than €100,000 for 80 square metres. A new house, with a little garden and a barbecue, in a quiet, friendly environment between nature and the city, is a very attractive proposition.

“Nearer the périphérique/Métro, forget Neuilly-sur-Seine and Levallois-Perret where the prices are like in Paris. However, Saint-Ouen is still affordable, at €4,500 per square metre, though becoming very popular, and Aubervilliers ➤



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**Clockwise from above:** The Damoye courtyard in the Bastille District has a village feel; a view of the Eiffel Tower comes with a steep price tag, though some argue a glimpse of the Dame de Fer is priceless

a relatively small city, meaning the market is very resilient even when recession bites. Then there’s those low interest rates, which can make a French mortgage a very attractive proposition. And whilst it’s true that the weaker Pound has been a blow to some Brits, those renting out their properties have reaped the rewards of a stronger Euro.

**ALL SET TO BUY**

So, let’s say you’re all set to purchase your Parisian pied-à-terre – which areas should you be looking at then? Well, if money is no object, you may well wish to go for one of the perennial favourites, such as the leafy avenues of the swanky 16th, the medieval streets of the Marais or the classic Parisian neighbourhood of Saint-Germain-des-Prés.

**WHAT ARE THE MAIN PROPERTY TYPES IN PARIS?**

**HAUSSMANN HAVEN**



The Paris we know today is largely down to Georges-Eugène Haussmann, commonly known as Baron Haussmann, who was appointed by Napoleon III to carry out a massive urban renewal programme in the 1800s. Introducing wide avenues lined with imposing buildings and wrought-iron balconies, these classic Parisian apartments are now among the city's most desirable properties.

**INDUSTRIAL LOFT**



With the ever-growing demand for apartments, the creative reinvention of commercial spaces has really taken off. Generally open-plan, these expansive properties tend to be larger than conventional apartments – and are often decorated with second-hand, vintage and even found objects – a curiously French trait where no-longer needed furniture is left on the street for the taking.

**HÔTEL PARTICULIER**



A hôtel particulier is a historic private mansion, comparable to the British townhouse, dating as far back as the Middle Ages. Once owned by wealthy French families, they remain the embodiment of French prestige property. These days, they usually tend to have been converted into hotels or divided up into multiple apartments, which at least means that more people can enjoy them.

**MEDIEVAL MARAIS**



More than any other area, the Marais typifies the Paris of old, before Baron Haussmann came on the scene. In this maze of narrow winding streets, it's not hard to imagine you are back in Medieval times. The crooked, slightly haphazard buildings here are home to some of the most characterful apartments in the city, complete with beamed ceilings, hard-wood flooring and open fireplaces.

**RIVERSIDE NEW BUILD**



For something a bit different, there are some very nice new-build apartments taking shape in the 13th arrondissement. Mainly focused in the area around the Seine, this once industrial area has been transformed with a mix of business, retail and accommodation. Although they lack the charm of old-school Paris apartments, they do offer all the mod-cons at prices that can be considerably cheaper.



or Pantin could also be a good choice. If you prefer the chic west of Paris, you can find beautiful millstone houses in Chaville, near Sèvres, which are further away but so charming, for less than €5,000 per square metre."

**Left:** Haussmann was tasked by Napoleon III to carry out a huge urban renewal programme and design wide avenues lined with imposing apartment buildings such as this one

**A WORD OF CAUTION**

Of course, while it's true that market conditions are looking very favourable just now, there are some important things to bear in mind – especially if you are buying as an investment rather than as a place to live. For a start, there are now strict rent caps in place across the city, meaning that it can take several years to recoup an investment, especially if you buy in one of the more expensive areas. Also, a word of caution about those planning on renting out their place for short-term holiday lets through companies such as Airbnb. Owners are only allowed to do this for a maximum of four months a year, and only if it is their principle place of

**INSIDER INFO**

**WITH THE NEWS THAT PARIS WILL HOST THE OLYMPIC GAMES IN 2024, 100 YEARS AFTER FRANCE LAST STAGED THE EVENT, THOSE WITH A KEEN EYE ON THE PROPERTY MARKET HAVE BEEN PAYING CLOSE ATTENTION TO THE KEY SITES.**

Unlike the campus-style setting that we saw at London 2012, the Paris Olympics will see venues dispersed across the city and beyond.

So, while the historic heart of Paris will be a main focal point, a number of other areas will also be utilised for the event with all the investment that will bring.

Indeed, one of the main places set to benefit will be Seine-Saint-Denis, located just to the north east of the city, where the Olympic Village and a new aquatic centre



La Campagne, in the 20th, is an urban oasis

will be created.

Bringing new investment, jobs and housing to the area, this will be a transformative moment for this relatively low-income, small *département*, which has suddenly found itself very much in the spotlight.

What is more, the aim is for the Olympic Village to be transformed into residential housing after the Games is over, which could provide almost 3,500 new homes for Paris.

Other areas in the Greater Paris zone set to benefit include Le Bourget, slated for the badminton, shooting and indoor volleyball; Colombes, set to host the hockey; and Nanterre, where the gymnastics are due to take place.

The aim is for the Olympic legacy to complement existing initiatives to bridge the social and physical gaps between central Paris and its suburbs, such as the Grand Paris project (see main copy), as the city works towards a more inclusive future.

For more information, visit the Paris 2024 website at [www.paris2024.org/en](http://www.paris2024.org/en)



The coveted Notre-Dame district



With its cobbled streets and charming homes, La Campagne housing estate in the 20th arrondissement is a patch of countryside at the heart of the city

IMAGE © PARIS INFO

**What about the economy?**

As the world's sixth largest economy, France is a key player on the international stage, and at its heart is its capital city of Paris. One of the three most influential cities in the world according to Forbes magazine, the other two being London and New York, the French capital is a leader in many fields, ranging from fashion and food to art. Also a major hub for business, with the area around La Défense, a key focal point, it has a proven ability to attract international investment. Looking to the future, with the combined elements of the Olympics, the Grand Paris plans and Macron's new emphasis on the economy, not to mention a potential post-Brexit boom, it only looks set to flourish further.

**WHAT CAN I GET FOR MY BUDGET?**

To give you a better idea of just how far your budget will go in Paris, here we bring you some examples of properties currently on the market. For more detailed information regarding any of the properties shown below, simply visit [www.frenchentree.com](http://www.frenchentree.com)

**Under €200,000**

**IDEAL STUDENT STUDIO €189,000**



There aren't many properties in Paris under the €200k mark, but this cute studio in the 15th just makes the cut. An ideal investment purchase, it would be perfect for renting out to students.

Just visible over the rooftops is the top of the Eiffel Tower. Ref: EMPMP132

**Under €300,000**

**WELL-LOCATED ONE-ROOMER €240,000**



Small but perfectly formed at 14.3 square metres, this sweet little studio is found in the 1st arrondissement, close to the Palais-Royal and The Louvre.

Located on the third floor, it benefits from two large windows and a beamed doorway. Ref: EMPEJ106

**Under €400,000**

**MARKET-STREET MEZZANINE €364,000**



Found in the market-street area of Montorgueil, in the 2nd, this lovely studio is located on the third floor of an 18th-century building. At a fairly decent size of 35 square metres,

wooden beams, lofty ceilings and a mezzanine complete the charm. Ref: EMPNM880

**Under €500,000**

**PLANT-LOVER'S DREAM €435,000**



Close to the beautiful gardens of the Jardin des Plantes in the 5th, this two-room apartment of 35 square metres comprises a living room, a bedroom, a fitted kitchen and bathroom. Quiet and sunny, it is located on the 4th floor of a well-kept building with concierge. Ref: EMPAC331

**Under €600,000**

**CLASSIC PARISIAN LIVING €570,000**



Tucked away in a quiet area on the top floor of a lovely building, just steps away from the Palais de l'Elysée in the 8th, this duplex apartment is 60 square metres. Offering a bright living room,

fully-equipped kitchen, mezzanine bedroom, shower room/toilet, attic and cellar, the estimated rental value is up to €1,900 a month. Ref: PSU779

WHAT CAN I GET FOR MY BUDGET?

Under €700,000

**TERRIFIC TERRACE €650,000**



Located in the 3rd, in the popular Marais district, this one-bedroom apartment of 33 square metres is packed with character. As well as an additional mezzanine sleeping area, it also comes complete with a terrace of 20 square metres. Found on the fifth floor of a classic 1820-building, it has a potential rental return of approximately €2,300 a month. **Ref: PSU638**

Under €800,000

**PERFECT PENTHOUSE €795,000**



This unique penthouse apartment is found right in the heart of the 7th arrondissement, a five-minute walk from Musée Rodin. On the 5th floor of a well-maintained building, the apartment offers a large open living space, open kitchen, dressing room, shower room and a spectacular terrace of 50 square metres. Bathed in sunlight, it also offers unobstructed views over parks. **Ref: PSU598**

Under €900,000

**HANDSOME HAUSSMANNIAN €830,000**



On the 2nd floor of a beautiful Haussmannian building, this charming Parisian apartment is just steps away from the Saint-Quentin covered market and the best restaurants and cafés of the hip 10th arrondissement. Offering two bedrooms, highlights include parquet floors, original fireplaces and lovely mouldings – not to mention a large balcony. **Ref: PSU676**

Under €1,000,000

**SAINT-GERMAIN SPECTACLE €980,000**



A magnificent apartment in the sought-after district of Saint-Germain-des-Prés, in the 6th, the living-room here has four-metre high ceilings. As well as an en-suite bedroom on that floor, up on the mezzanine level, there is a bedroom with bathroom and toilet as well as an office that could be used as a third bedroom. Exposed-stone walls, wooden beams and bags of character complete the picture. **Ref: EMPBL142**

Under €2,000,000

**LOFT-SPACE LIVING €1,900,000**



Hidden down a quiet green passage of the lively 11th arrondissement, this stunning loft is located in a fully-renovated ex-industrial building, just steps away from the best cafés and restaurants and Canal Saint-Martin. Offering exceptional volumes of space, there is an expansive living area with open-plan kitchen, four bedrooms, two bathrooms, various storage areas and a small private garden. **Ref: PSU794**



**Did you know?**

Something else to bear in mind, for those looking to buy in the city, is the Reinventing Paris project. Introduced by the Mairie de Paris, this innovative competition sees architects submitting bids to revive sites of significance that have usually seen better days. Now in its second phase, there are a whole host of locations across the city set to benefit, so to find out more visit the official website at [www.reinventer.paris/en](http://www.reinventer.paris/en).

**Top and below:** The rue des Thermophyles in the 14th is an oasis of calm and greenery; Paris's very own Notting Hill, rue Crémieux, nestles in the 12th district



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WHAT CAN I GET FOR MY BUDGET?

Under €3,000,000

**HIGHLY-DESIRABLE HAUSSMANN €2,700,000**



Located in the prestigious rue Faubourg Saint-Honoré in the 8th, in a beautiful Haussmann building, this impressive apartment of 175 square metres is found on the sixth floor.

Boasting a large reception area with an unobstructed view over Paris, a master suite with a bathroom, jacuzzi, steam room, dressing room and guest bedroom with shower room, there is also a cellar. **Ref: EMPLV156**

Under €4,000,000

**PERFECT PARTICULIER €3,300,000**



Found in the famous avenue Foch in the 16th, this historic private mansion dates back to the 1500s and exudes charm throughout. Spread over four levels, with four bedrooms, it is set in a garden of 100 square metres. In the basement, there is the added bonus of an entertainment area. There is also parking out the front. **Ref: EMPET107**

Under €5,000,000

**LUXURY LIVING €4,725,000**



Set in a beautiful 19th-century mansion, on avenue Victor Hugo in the 16th, this triplex apartment covers a total of 300 square metres. Among the many highlights here are a majestic staircase, an entrance gallery with high ceilings, a large lounge with glass roof, three bedrooms and a wine cellar. There is also a permanent caretaker. **Ref: EMPNM381**

residence, something the authorities are very much cracking down on this year.

“If someone wishes to purchase a property for investment purposes, it’s important that they understand what the laws are,” says Gail Boisclair, whose company, Perfectly Paris, manages self-catering vacation rentals across the Montmartre area. “In short, they can rent out their primary residence for four months per year as long as they declare their income, pay their taxes and remit the tourist tax to the city.

“In any event, whether you’re planning to live here part-time or make Paris your home, you’ll never regret it. The quality of life is wonderful, and I love that we have so many options for food shopping and dining out. Everything is accessible by foot or Métro – and then, on top of that, there are beautiful views in almost any part of the city.”

So, all in all then, from its enduring popularity as one of the world’s best-loved cities, to its rich history, heritage and culture, to its forward-thinking plans for the future, it looks like Paris could indeed be a very good idea. It seems as though Audrey Hepburn may well have been onto something... ■



The Viaduc des Arts in the 12th is home to the capital's finest artisans and craftsmen – and a fabulous chocolatier

# ESSENTIAL GUIDE TO THE ARRONDISSEMENTS

Divided into 20 arrondissements (administrative districts), each area of Paris has its own distinctive character. Here we bring you the low-down on each one...

## 1ST ARRONDISSEMENT



The true heart of Paris, the 1st arrondissement is probably best-known for the most famous fine-art gallery in the world, The Louvre, and its iconic glass pyramid – but there is far more to this refined neighbourhood than just pricey paintings.

Offering a medley of museums, renowned restaurants and great shopping, it can also lay claim to the 17th-century Palais-Royal and its beautiful courtyard gardens, reviving the romance of a bygone age. Then there's the elegant Jardin des Tuileries – beloved by everyone but particularly popular with joggers. The neighbourhood is also home to chic shopping street, rue Saint-Honoré, with designer brands such as Chanel, Jimmy Choo and Chloé, as well as modern retail centre Les Halles. Over at the prestigious Place Vendôme, you'll also find the Ritz hotel. Needless to say, living here doesn't come cheap, and the area is frequented mainly by well-heeled Parisians. However, if you've got cash to splash, some of the most desirable apartments are located around the

IMAGES © FOTOLIA, PARIS INFO, CAROLINE HARRAP

aftermentioned Palais-Royal and Jardin des Tuileries. Our hot tip? Keep an eye on the major redevelopment centred around historic department store, La Samaritaine, on rue de la Monnaie, with its mesmerising mix of Art Nouveau and Art Deco. Once restored to its former glory, it will comprise a five-star hotel, accommodation, office space, shops and more.

## 2ND ARRONDISSEMENT



It may be the city's smallest arrondissement, and one of the few with no major tourist attractions, but this is also part of the 2nd's charm. Here, away from the hordes of tourists, you'll find a more authentic Paris – where people get on with the business of real life. Home to the historic headquarters of the Parisian stock exchange, Bourse, which is due to be converted into a major new art museum, the area remains a key commercial district today. Highlights of the 2nd include one of the best market streets in

the city, the pedestrianised rue Montorgueil, packed with cheese sellers, wine stores, fishmongers, chocolate shops and florists – not to mention one of the oldest and most prestigious pastry shops, Pâtisserie Stohrer, dating from 1730. Another must-see is the enchanting covered passageways, created mainly during the 19th century, and offering a glimpse into the Paris of old. Lined with antique shops, book stores and artisan boutiques, there is no better way to spend a rainy afternoon. Property-wise, it can still be at the pricey end here, with figures shooting up even further just lately. Fun fact: the district's rue de la Paix is the most expensive property in the French version of Monopoly. However, you might pick up something a little more affordable at the Eastern corner – long renowned as the area's red-light district.

## 3RD ARRONDISSEMENT



The adjective most commonly used to describe the 3rd arrondissement these days is 'hip', and it's hard to argue with that. Also known as the Haut Marais (Upper Marais), the narrow streets are packed with cool cafés, cutting-edge art galleries and trendy shops. One of the city's oldest neighbourhoods, perhaps best epitomising the labyrinthine appearance of Paris in the Middle Ages, the area is steeped in history throughout – and at square du Temple you will find the outline of two towers that were once the headquarters of the Knights Templar. Highlights today include the Musée Picasso, where the artist's work is showcased in a 17th-century mansion; the Musée National des Arts et Métiers, exhibiting scientific instruments; and the Musée Carnavalet, telling the history of Paris, but currently closed for renovation until 2020. Foodies, meanwhile, should make a beeline for the oldest covered market in Paris, the Marché des Enfants des Rouges in rue de Bretagne, established in the early 1600s. The lovely, old buildings in the 3rd, often with those all-important exposed beams, remain in hot demand, making this one of the more expensive parts of Paris. In fact, prices have soared even further over the last year, but you'll never regret having your own piece of Paris in one of the city's prettiest spots.

## 4TH ARRONDISSEMENT



Taking in the heart of the Marais, the 4th arrondissement benefits from all the treasures of that desirable district and lots more besides. Once home to the city's Jewish quarter, several kosher restaurants remain here today – and munching on a falafel in pita bread is all part of the experience. Other key attractions in the area include modern art museum, the Pompidou Centre, with its famous inside-out design; the oldest planned square in Paris, Place des Vosges, also regarded as one of the most beautiful; and the Lord-of-the-Rings-like Tour Saint-Jacques, the only remaining

part of a 16th-century church, and surely the inspiration for Saruman's stronghold. An arrondissement of two distinct parts, the 4th is bisected by the Seine, and also takes in a large proportion of the two natural islands, the Île de la Cité, believed to be the oldest settlement in Paris, and the Île Saint-Louis. As such, the other big attraction here is the magnificent Notre-Dame Cathedral in all its gothic glory. The combination of the beautiful old buildings in the Marais and the historic architecture on the islands makes this consistently one of the most expensive parts of Paris, with some of the fastest-growing prices, but it will also never go out of fashion.

### 5TH ARRONDISSEMENT



The seat of learning in Paris, the 5th arrondissement is commonly known as the Latin Quarter – the language once used by students at the world-renowned Sorbonne university. Today, while you're unlikely to hear much Latin, you can still

find evidence of the Romans in the fascinating remains that survive – such as the ruins of the Gallo-Roman baths at Musée de Cluny. The area still retains a strong student presence, and the rarefied surroundings are only enhanced further by the welcome sight of bustling bookshops – including the iconic Shakespeare & Company where budding writers can stay for free in exchange for working in the store. Adding to the esoteric feel of the area, the spectacular domed Panthéon is the final resting place for the great men and women of France, including such luminaries as Voltaire, Rousseau, Marie Curie, Alexandre Dumas and Victor Hugo. Other attractions include the Museum of Natural History, the botanical gardens of the Jardin des Plantes, the vibrant area of Saint-Michel, with its famous fountain, and the medieval-rooted shopping street of rue Mouffetard. The combination of beautiful buildings, prestigious schools and desirable addresses in the 5th make it consistently one of the most desirable areas in Paris.

### 6TH ARRONDISSEMENT



The most expensive arrondissement of them all, the 6th is home to some of the city's most exclusive neighbourhoods. Those in search of the classic Parisian address continue to head to Saint-Germain-des-Prés, with the areas around Saint-

Sulpice, Notre-Dame-des-Champs and Vavin increasingly popular too. While Sartre, de Beauvoir, Picasso et al are long gone from Saint-Germain, the Café de Flore and Les Deux Magots live on – even if, today, the artists, writers and poets are more likely to be the people working there than the ones hanging out. Other hotspots in the 6th include the Luxembourg Gardens, a popular parading spot for Parisians; the neighbouring Senate; the busy shopping area around boulevard

Saint-Germain; the Musée National Eugène Delacroix with its pretty garden; and the Eglise Saint-Sulpice, still remembered for its star turn in The Da Vinci Code. New for this year, the recently-renovated Paris mint, the Monnaie de Paris, has reopened with a new museum, shop and gastronomic offerings. With all that to recommend it, and more besides, the spell of the 6th arrondissement shows no sign of abating. In Saint-Germain, prices can easily reach €15,000 per square metre and apartments sell in a matter of hours.

### 7TH ARRONDISSEMENT



It doesn't get much more archetypal Paris than in the 7th – or 'seventh heaven' as the district is sometimes teasingly nicknamed. Home to a certain wrought-iron lattice tower, completed on March 31, 1889, for the Exposition Universelle

(World's Fair), La Dame de Fer continues to dominate her elegant environs today. These comprise mainly of hôtels particuliers, ministries, embassies and jaw-droppingly luxurious apartments, but the 7th is also rich in art and culture too. Among the highlights are the Musée Rodin, with its beautiful sprawling garden, and Impressionist hotspot, Musée d'Orsay, housed in a former railway station. Other must-see sights include the imposing buildings of the gold-domed Les Invalides, home to the tomb of Napoléon, and its adjacent military museum. Elsewhere, Le Bon Marché, founded in 1838, is believed to be the first ever department store. Property-wise, people pay a premium for a view of the Eiffel Tower, with the Champ-de-Mars area always in hot demand, while the refined rue du Bac, with its gourmet food stores, posh design shops and independent galleries, is popular with well-to-do French families. As one of the most prestigious Parisian postcodes, the exceptional properties here sell for many millions.

### 8TH ARRONDISSEMENT



Best-known as the home of the Champs-Élysées, the 8th's famous avenue is regarded by some as the most beautiful in the world, though others feel the huge shop premises, big-name brands and hordes of tourists have stolen its

charm. Add to the mix the rather austere Arc de Triomphe, not to mention the traffic mayhem of place de la Concorde, and it can all feel a bit impersonal at times. However, get off the main tourist drag and some of the fanciest shopping streets in Paris await. The Triangle d'Or, the area around avenue Montaigne, avenue George V and rue François 1er, is lined with haute-couture boutiques, as is rue du Faubourg Saint-Honoré – also home to the President's official residence. Culture-wise, the Grand Palais, with its opulent Art Nouveau interior and glinting glass roof, and its smaller neighbour, the Petit Palais, stage exhibitions, shows and events. Then there's the statuesque church at Madeleine, ➤



Looking towards the Pantheon in the 5th arrondissement

which is surrounded by colourful flower stalls, world-renowned chocolate shops and macaron legend Ladurée. An easy stroll away, you'll also find one of the loveliest parks in Paris, Parc Monceau. No surprise then that the 8th is home to several of the most expensive residential areas in Paris. For something a bit more reasonable, try the Europe district, where streets bearing the names of European cities are laid out around a central square.

## 9TH ARRONDISSEMENT



Over the last few years, the 9th has gone from being one of the more affordable residential areas to one of the most in-demand. At its heart, snaking down from the top of the hill at Montmartre to the imposing edifice of Notre-Dame-de-

Lorette at the bottom, is the renowned rue des Martyrs. Increasingly regarded as one of the best foodie destinations on the Right Bank, it was recently the subject of a new book by New York Times correspondent Elaine Sciolino called... drum roll... The Only Street in Paris. Throw into the mix the super-trendy SoPi area (South Pigalle) with its cool cocktail bars, the main boulevard along the 9th's northern border with its iconic live-music venues, and the smart surroundings of Opéra, complete with renowned department store Galeries Lafayette, and it's no wonder this is an area that's on the up. There's also some small-museum gems here, including perennial favourite, Musée de la Vie Romantique, with its idyllic tea garden. Also the heart of Haussmannian architecture, the growing popularity of the 9th has been reflected in the prices, which have increased exponentially over the last few years, but the arrondissement still tends to be a bit more affordable than the central districts surrounding the Seine.

## 10TH ARRONDISSEMENT



Another arrondissement well and truly on the up, the 10th has metamorphosed from being the 'place you stay to be near the Eurostar' to one of the trendiest districts of them all. At its heart is the Canal Saint-Martin, which is looking sparkling having

been completely drained just recently as part of a major clean-up operation. Adorning its banks are quaint footbridges, picnicking Parisians and apartment buildings that have seen their values rocket. Spilling off to the side are small streets filled with bohemian cafés, hip bars and quirky boutiques. But it's not only the trajectory around the canal that is changing but also the wider arrondissement. Even the more working-class areas have seen new artisan businesses springing up just lately. Granted, the streets around Gare du Nord can still feel a bit dodgy, but with the station currently undergoing a major long-term renovation, and now home to the brasserie of Michelin-starred chef Thierry Marx, L'Etoile du Nord, the immediate neighbourhood is sure to benefit too. Plus, with the Olympics now confirmed for 2024, the



The Daguerre district has earned a well-deserved reputation as a foodie hub

authorities are going to want the city's busiest station, and its environs, looking spick and span. So, in summary then, if you can still find a bargain in the 10th, grab it with both hands.

## 11TH ARRONDISSEMENT



In the 11th arrondissement, echoes of uprising are never far away. Bisected through the centre by Baron Haussmann's boulevard Voltaire, this grand, tree-lined avenue connects two of the key sites associated with the French

Revolution, place de la République and place de la Nation. Then down in the south-western corner is place de la Bastille where it all began. While the medieval-fortress-turned-prison is long gone, in the Métro station down below you can still find a small piece of the original moat wall. Even today, the area remains a main hub for demonstrations, but it all adds to the vitality of this vibrant district, with its renowned markets, upcoming bars and restaurants, and buzzy nightlife. For the latter, there are two key focal points – the neighbourhood fanning out from Bastille, with its attractive side streets, and the slightly-more-gritty Oberkampf area. Other things to mention here are the Musée Edith Piaf, dedicated to the famous French chanteuse, and the enchanting events venue, Cirque d'Hiver, dating from the 1800s. One of the most densely populated arrondissements, the areas around rue de la

Roquette and rue de Charonne remain perennial favourites for buyers, both notable for their villagey feel. Price-wise you're looking at mid-range; not as expensive as the 'inner circle', but more than some of the outer arrondissements.

## 12TH ARRONDISSEMENT



One of the more low-key arrondissements, with no major tourist attractions, the 12th is a popular residential area due to its proximity to one of the only things lacking in central Paris: green open space. With roughly half taken up by the

Bois de Vincennes, one of the largest parks in the city, it's a great location for those who crave a nature fix. Created in the mid-1800s by Napoleon III, today the park is popular for its woodland walks, rowing lake and fitness trails. It is also home to the Château de Vincennes, a magnificent example of medieval architecture. Away from the park, there is the popular Bercy Village, with its diverse mix of retail, restaurants and entertainment – and, best of all, its cour Saint-Émilion, a buzzy shopping area housed in former wine warehouses. Other attractions in the 12th include the Promenade Plantée, a tree-lined walkway built on top of an old railway and often compared to NY's High Line; the area around rue du Faubourg Saint-Antoine, famous historically for its furniture manufacturing; and the love-it-or-hate-it

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modern building of the Opéra Bastille. After all that exploring, head to the historic market, Marché d'Aligre, to pick up some quality produce for lunch. Property prices tend to be a little cheaper on the eastern side of Paris, with the cost per square metre still in the €7,000s, if you look hard enough.

## 13TH ARRONDISSEMENT



Found in the south east of Paris, and stretching from the Seine down to the périphérique (ring road), the 13th was one of the areas reinvigorated by Baron Haussmann's reinvention of Paris in the 1800s. More recently, the arrondissement

has also seen one of the city's largest urban regeneration projects since then. This time, the focus is the banks of the Seine, once a graveyard for derelict factories in this area but currently being transformed with brand-new buildings mixing cutting-edge business, design-forward housing, and shops, entertainment and bars. The anchor of it all is the book-inspired behemoth, the Bibliothèque François-Mitterrand, striking in its modernity. Nearby, the river pulses to the sound of rock, pop and electro on boat bars such as Le Batofar. However, it's not all about the new in the 13th. The hilltop enclave around the Butte aux Cailles was one of the neighbourhoods that Haussmann didn't get around to, and consequently an olde-worlde ambiance survives in the cobbled streets here. Other attractions include the bustling Chinatown area, between Tolbiac and Porte d'Ivry, and the Gobelins neighbourhood, location of the factory famous for supplying tapestries to the monarchy. Our top tip for this area? Check out some of those innovative housing projects down on the river where prices can sometimes be more attractive than you might expect.

## 14TH ARRONDISSEMENT



During the period between the wars, the artists of Montmartre migrated south to the cheaper ateliers of Montparnasse, and it quickly took over as the new focal point for artistic and intellectual life in the city. Today, the district still

retains something of that vibe, especially in the cafés along boulevard du Montparnasse, which remain a draw for creative types. Interestingly, as well as the artistic heritage, there is a strong Breton influence here, a hangover from when Montparnasse became the main station linking Paris with Brittany. The upshot of this is some of the best crêperies around. Other highlights of the 14th include the popular Parc Montsouris, with its enchanting statues, rare trees and bountiful birdlife; the famous Montparnasse Cemetery, home to some of France's most renowned philosophers, writers and artists; and the subterranean wonder that is the city's catacombs, well worth a visit for the more adventurous. The area's bohemian reputation, coupled with the slightly slower pace of life here and the many diverse attractions, make it one ►

of the most popular arrondissements in which to live. Our own hot tip for property-hunters in search of a traditional Parisian neighbourhood is the charming market street of rue Daguerre – a food lover’s paradise with its glut of fresh produce.

### 15TH ARRONDISSEMENT



It’s all about the skyline here – because so often you’ll catch a glimpse of either the Eiffel Tower, in the neighbouring 7th, or the familiar landmark of the Montparnasse Tower in the eastern corner of the 15th.

The upshot is that, while this may be one of the quieter areas overall, it does feel like being in Paris proper because there’s a reminder every time you look up. One of the largest arrondissements, both in terms of size and population, the 15th is an interesting mix of upmarket residential areas, office developments and a few smaller attractions. These include the Musée Bourdelle, dedicated to sculptor Antoine Bourdelle, and the Parc André Citroën, with its hot-air balloon offering views over the city. The big attraction here though is the aforementioned Tour Montparnasse, which offers some of the best views of all, and will soon be getting a major makeover with a new clear-glass surface. The nearby railway station, Gare Montparnasse, means the 15th is also very well connected. In terms of property, the sprawling neighbourhoods offer plenty of choice, but it is the Grenelle quarter that is perhaps most in-demand. Close to both the Eiffel Tower and the Seine, it is home to a number of Haussmannian buildings as well as more modern constructions, and it can also be a little less pricey than the super-posh postcodes of the 7th.

### 16TH ARRONDISSEMENT



Renowned as one of the city’s most exclusive addresses, the 16th is home to some of the wealthiest, most refined and conservative neighbourhoods anywhere in Paris. However, delve off the quiet, leafy avenues and

there is plenty of life to be found here too. For a start, the area offers a multitude of world-renowned art museums – including the Fondation Louis Vuitton, the Palais de Tokyo and the Musée Marmottan Monet – to name but a few. Plus, the tourist hotspot Trocadéro is home to several museums of its own as well as lovely gardens and one of the best views of the Eiffel Tower. In addition, for those who enjoy the outdoors, not only is there the popular the Bois de Boulogne, one of the largest parks in Paris, but along the river they have recently created new cycle paths. Some of the city’s most important sporting venues can be found in the area, too, which will be put to good use during the Olympics. For those hoping to move here, one of the prettiest areas is ‘Passy-Auteuil’, as it is nicknamed by locals. Once two villages side by side, today it is renowned for its enchanting ‘villas’ surrounded by leafy

gardens. Alternatively, avenue Foch is one of the most prestigious streets in Paris – and, if the mayor’s plans get the go-ahead, could itself become a park connected to the Bois de Boulogne.

### 17TH ARRONDISSEMENT



A bit off the beaten track, tucked away as it is in the north-western corner of the city, the 17th arrondissement is something of a hidden treasure. Best-known for the Batignolles district, which has a small-town vibe that

feels rather removed from wider Paris, it is home to great neighbourhood cafés, some excellent restaurants and interesting shops, plus a strong sense of community. Interestingly, despite being largely overlooked by tourists, this was also a key area for the Impressionists, with the movement’s movers and shakers all regulars here. Down in the southern half, you’ll find fancy shopping streets fanning out from the area north of the Champs-Élysées, as well as Parc Monceau, filled with fanciful follies and painted by Monet several times. For regional produce, the market on rue Poncelet is regarded as one of the best in the city, while the covered market, Marché Couvert Batignolles, is renowned for its international flavours. In terms of choosing a neighbourhood, the picturesque lane of Cité des Fleurs is hard to beat. For something a bit different, the Pershing ‘village’ is an innovative new development proposed for the border, which will offer private and social housing, office space and a hotel, hidden within a ‘forest of a thousand trees’.

### 18TH ARRONDISSEMENT



Another arrondissement undergoing something of a renaissance, the 18th has historically been one of the less affluent areas of Paris, but thanks to ongoing gentrification, it is now becoming very much a new hotspot. With artisan

businesses popping up everywhere, creative types moving in a plenty and many buildings in the process of undergoing restoration, it’s certainly an interesting time for this cosmopolitan area. The 18th will always remain best-known, however, for the hilltop district of Montmartre. Once home to the likes of Picasso, Van Gogh and Renoir, this picturesque enclave is now a big draw for tourists, but the little side-streets retain their authenticity with small boutiques, traditional restaurants, pretty passageways and steep steps. Other must-see sights include the snowy white domes of the Sacré-Cœur with its spectacular views over Paris, legendary cabaret hotspot, the Moulin Rouge, and Amélie favourite, the Café des 2 Moulins. One of the most diverse of the arrondissements, neighbourhoods here vary between the village-like streets of Montmartre to the splendour of Square de Clignancourt to the vibrant African communities of the Goutte d’Or district. Our top tip for the 18th? Just over the border, Saint-Ouen, home to the city’s famous ►



Veer off the tourist path and leave the throngs behind to explore the peaceful side streets of Montmartre

flea market, is still affordable (under €5,000 per square metre), but is unlikely to stay that way for long.

### 19TH ARRONDISSEMENT



The most affordable of the arrondissements, the 19th is nevertheless a very agreeable district. Plus, it's another of those precious few with access to plenty of green open space, such as the popular Parc des Buttes-Chaumont. One of the most

charming parks in the city, this hilly enclave also offers stunning views, especially across to the Montmartre neighbourhood. Look out too for the caves, waterfalls, bridge and lake. In addition, there is a second park in this arrondissement, the Parc de la Villette, which is also a hub for science, industry and entertainment – and, as of last summer, free open-air swimming in the artificial lake of the Bassin de la Villette. In fact, water seems to be a bit of a theme in the 19th. Situated on the Right Bank of the Seine, it is crossed by two canals, the Canal Saint-Denis and the Canal de l'Ourcq, both of which are becoming increasingly popular destinations in their own right. There are interesting pockets of culture here too. Straddled on one side by the buzzy Belleville area, the arrondissement is also home to the renowned music venue, Glazart, and celebrated arts centre, Cent Quatre, which is located on the site of a former undertaker's. An area that has benefitted from ongoing urban renewal, the 19th is well worth keeping an eye on – especially with properties still available for around €7,000 per square metre in certain parts.

### 20TH ARRONDISSEMENT



Widely acknowledged to be one of the most bohemian arrondissements, the 20th certainly has its own unique charm. Traditionally a working-class area, the cheaper rents have brought with them an influx of artists, students and, more

recently, young professionals, giving the area a very particular identity. Filled with artists' ateliers, old workshops and converted factory spaces, this quarter also has a lively nightlife that has sprung up alongside with music venues, cool bars and cultural collectives. The two main focal points for this are the aforementioned Belleville, also renowned for its Chinese eateries, and the equally buzzy Ménilmontant. Together, they provide a focal point for an alternative, urbane young crowd. Those who want to escape it all for a while head up the hill to the Parc de Belleville, which offers delightful views, or to the jewel in the crown of the 20th, the Père Lachaise cemetery. Here you will find the graves of Jim Morrison, Oscar Wilde and 'little sparrow' Edith Piaf. Elsewhere, the tiny working-class neighbourhood of Charonne is sometimes referred to as the last village in Paris. Today, the 20th remains one of the more affordable arrondissements, but for how much longer, we cannot say. ■



Despite the sweep of history, and modernity, the French capital has succeeded in retaining a timeless charm

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