

Paris IV – Saint-Merri / Les Halles – 90 sqm Loft with Exposed Beams and Stone – 2 bedrooms - Absolute Calm

EXCLUSIVE



INFORMATION

Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	90.56 m2
Plot Size:	0 m2



IN BRIEF

RUE DES LOMBARDS – In the heart of the Saint-Merri district, just steps from Les Halles, discover this unique 90 sqm loft, quietly set in a private courtyard.

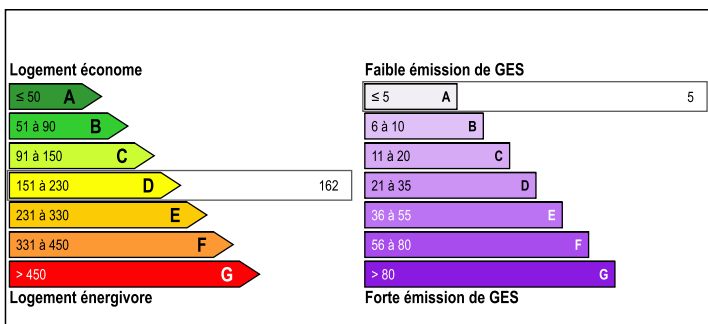
Its open volumes highlight century-old beams and exposed stone walls, creating a warm and authentic atmosphere.

A spacious reception area with semi-open kitchen fosters conviviality in an atelier-style layout, blending raw elegance with timeless charm.

A rare and inspiring property, ideally located in a central and lively neighborhood, yet offering a peaceful and confidential setting.

Strong potential for seasonal or furnished rentals (Airbnb), making it both a lifestyle choice and a strategic investment.

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

Carrez Surfaces: 87.31 sqm

Entrance: 7.26 sqm

Living room: 33.81 sqm

Kitchen: 10.55 sqm

Bedroom: 17.33 sqm

Dressing: 3.77 sqm

Bathroom: 4.69 sqm

W.C.: 2.77 sqm

Laundry: 4.31 sqm

Corridor: 2.82 sqm

Total: 87.31 sqm Carrez (≈ 90 sqm floor area)

Saint-Merri – Les Halles District

At the very heart of Paris, this historic and lively neighborhood blends the charm of medieval streets with the modernity of the cultural and commercial hub of Les Halles.

A unique lifestyle

The loft combines historical character (beams, stone, open volumes) with an artistic and workshop-like spirit. Bright and authentic, it is a rare property on the Parisian market.

Schools and education

Several well-regarded schools and international institutions are nearby, as well as art and design schools in the Marais.

Iconic landmarks nearby

Within walking distance: Centre Pompidou, Hôtel de Ville, Rue de Rivoli, Notre-Dame Cathedral, the Seine, and the Marais.

Transport and accessibility

Excellent transport links: Châtelet-Les Halles (RER A,

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES