



Stunning architecture and the vibrant culture are just two reasons people move to Paris, says *Susie Hollands*

What is the price range for properties that you have for sale?

It can actually vary a great deal, as prices change so much according to the location. However, we tend to deal mainly with luxury apartments which cost upwards of €1 million - going up to several million for a large property in a coveted location.

What else affects property prices in Paris?

With renovation properties, factors such as the quality of the materials a building and its interiors are made from can also affect prices.

Can you tell us something about the local architecture in Paris?

From the medieval charm of the Marais to the classic neighbourhoods of Saint-Germain and the grandeur of Haussmann's boulevards, we are very lucky to have some of the most beautiful buildings in the world. We have also seen a growing interest lately in renovated industrial buildings and more modern loft-style apartments.

Apart from France, where are your buyers from?

They come from all over the world, but chiefly from the US, UK and Australia - and, more recently, Asia, which is an increasingly important market for us.

What do expats tend to want to buy?

It really does vary with every customer, and one of the things we pride ourselves on is our bespoke buyer's agent service where we will seek out a property to a very specific brief. In any event, there is always a higher demand for those properties with nice views, good light and outside spaces. Original features, such as parquet, mouldings and fireplaces, are a big plus point for buyers too.

What is the Paris property market like?

Having rocketed over the last year or so, prices have stabilised a little bit, but it's fair to

Did you know?

In the 19th Century, Baron Haussmann completely redesigned and rebuilt Paris adding grand squares, a sewage system and city parks

say that it has never been quite as strong as it is now. As of last December, the price for older apartments in the city had increased almost 9% year on year. So, it's been a good year for the market. The Paris property market has long been regarded as a safe investment and is very resilient to external factors. Paris will always be Paris!

What is changing in Paris?

With Brexit just around the corner, Paris is becoming an increasingly important focal point for the international business world - and then there's the forthcoming Olympics too. All in all, it feels like a very exciting time to be here.

What's the most unusual request that you have had from a client?

We quite often have celebrities get in touch with us, to help them in their search, so that's always fun. In fact, we recently worked with a well-known American actress/activist who also wanted to feature us in a documentary. However, we pride ourselves on our discretion so can't reveal more than that!

Why do you think people want to buy property in Paris?

As well as the eternal appeal of the French capital, which is widely regarded as one of the most beautiful cities in the world, it is overflowing with culture, brimming with luxury brands and the food is among the best anywhere. For those buying as an investment, the buoyant rental market in the city is also an important plus point with excellent returns.

What would you say is the best thing about living in Paris?

From the stunning architecture to the rich history and the vibrant culture to the fantastic food, there are so many wonderful things about living in Paris that I could fill a book!

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WHAT COULD YOU EXPECT TO PAY FOR...

ONE-BED APARTMENT?

€500,000 and upwards for a nice area.

TWO TO THREE-BED HOME IN GOOD CONDITION?

€1.5m-2m for a good area, €3m minimum for a prime location

RENOVATION PROJECT?

€2,000/m² and upwards

OFFICIAL FIGURES

PARIS

€9,300/m²

Average apartment price

ÎLE-DE-FRANCE

€5,830/m²

Average apartment price

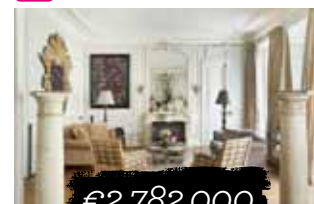
€305,500

Average house price

Source: Notaires de Paris



ON THE MARKET



PERIOD FEATURES

This luxury apartment is found in a turn-of-the-century building on the prestigious avenue Foch in the 16th *arrondissement*. The two-bedroom apartment has large, high windows and a charming balcony, marble fireplaces, intricate moulding and beautiful parquet flooring.



TURN OVER

For more properties for sale plus our Paris fact file