

Square de la Tour Maubourg Paris 7ème

2 250 000€ FAI

MyHomeInParis

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Au bout de l'impasse du square de la Tour Maubourg, incroyablement au calme (grâce à l'absence de voiture), à deux pas des invalides, cet appartement bénéficie d'une localisation exceptionnelle. *Incredibly calm at the end of the 'Square de la Tour Maubourg', two steps from the Invalides, this apartment is exceptionally well located.*



Au premier étage avec ascenseur
de cet immeuble de prestige.

*In a prestigious building on the first
floor (US 2nd) with an elevator.*



Salon avec vue sur le square. *Living room overlooking the cul-de-sac.*



Le salon et bureau ou double salon. *The double living room or a living room and office.*



La vue depuis le salon. *The view from the living room.*

Salon et salle à manger traversant
Living and dining room with double exposition



Cuisine et Office. *Kitchen and pantry.*





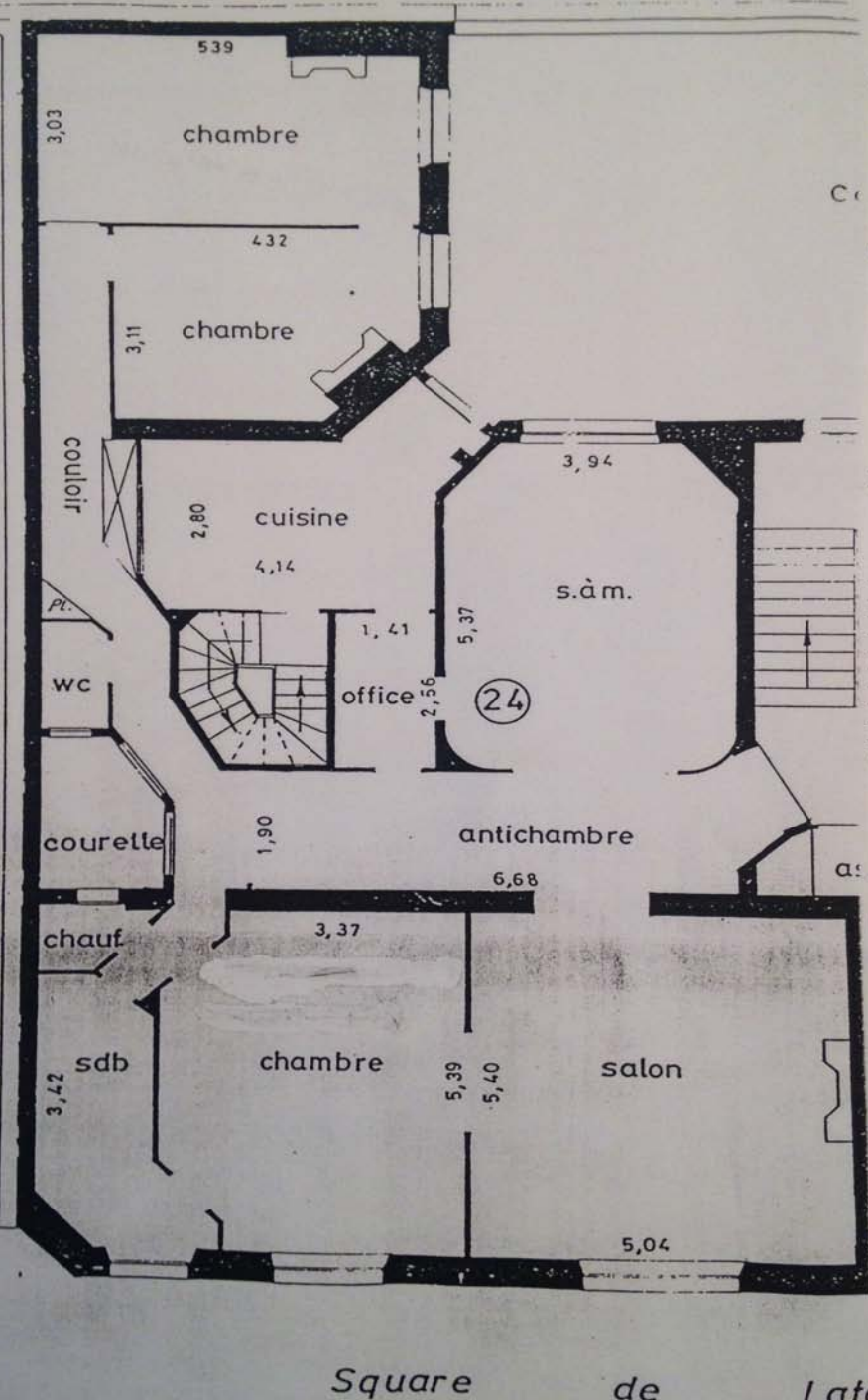
La chambre du fond. *The back room.*



La petite chambre. *The small room.*

Une salle de bains avec vue sur le square. *Bathroom over looking the cul-de-sac.*





Appartement de 152m2
1636 sq ft apartment

Entrée / antichambre : 13m2
140 sq ft entrance

Salon : 27 m2
290 sq ft living room

Salle à Manger : 25 m2
270 sq ft dining room

Bureau /chambre : 22 m2
240 sq ft office or bedroom 1

Cuisine et office : 15 m2
160 sq ft kitchen and pantry

Chambre 2 : 13 m2
140 sq ft bedroom 2

Chambre 3 : 16 m2
170 sq ft bedroom 3

PARIS, JE T'AIME

Rachel Johnston swaps rolling countryside for the *grands boulevards* of the capital, without compromising on peace and quiet

Many people's 'French property dream' comprises crumbling stone, creaking shutters painted in turquoise or teal, a sweeping drive and a garden large and idyllic enough to inspire their inner painter or novelist. But for those who love the buzz of the city, little can dispute the appeal of a Parisian apartment, elegantly proportioned, parquet-floored and housed within an original Haussmannian building. You may have to swap shutters for wrought iron and lush green grass for a cutesy courtyard, but as far as 'Frenchness' goes, it's a decidedly equal match.

As for your artistic streak, there's plenty to feed it in this apartment's superb location. Situated in Paris' desirable 7th *arrondissement*, it's a 10-minute stroll from a plethora of cultural highlights: the Musées Rodin, d'Orsay, Maillol and Quai Branly, the Hôtel des Invalides, and the Eiffel Tower and Champ de Mars. With so much packed into the immediate surroundings, the Métro might seem superfluous but for cross-city travel, the nearest station – La Tour-Maubourg – is just 300m from the front door.

Best address

The 7th borders the Seine on the Left Bank and has long been considered one of Paris' most exclusive neighbourhoods. Property here is among the city's most expensive with an average price of €10,820/m², so the €2.1m

asking price of this apartment will come as no surprise. But location is everything in Paris, and this one is hard to beat.

There's no shortage of amenities on the doorstep: the closest major street is Rue Grenelle, a lively, walker-friendly thoroughfare lined with cafés and boutiques that runs all the way from the Champ de Mars to St-Germain. Not many can say that Invalides' famous Café de l'Esplanade is their local haunt, and breakfasting on its terrace overlooking the Hôtel would make an enviable daily routine.

Perhaps what makes this apartment most special, however, is its seclusion – hard to find in such a hotspot. The building is situated on an *impasse* (no-through road), a haven of peace off buzzing Rue Grenelle with nothing but birdsong and a little statue at its end. It's not pedestrianised – residents can park directly outside – but it might offer as close to a calm village feel as you can find in the 7th.

The apartment is on the first floor, typically not a sought-after position but, according to Gaëlle Fernandez of My Home in Paris, the agency marketing the property, it's a bonus in this particular building. "On one side of the apartment is the pretty *impasse* and on the other is a park – at this level during the summer, it's as though you are actually in the trees," she explains. "The owner knew people who originally lived on the fourth floor but

chose to buy on the first as they felt closer to nature there, due to the views."

Interior chic

With 150m² of light, bright rooms, it would be fair to say you're not only paying for this apartment's location: it's a real home for year-round living. Space in Paris is a precious commodity and certain design elements can enhance the feeling of it, even if the walls themselves cannot be moved.

Here, glass-paned double doors leading from the dining room to the hall and through to the *salon* allow the whole space to be opened up at once, and it is flooded with light from the floor-length windows at each end. Much of the apartment's brightness is owed to its dual aspect, affording maximum sun exposure throughout the day.

In fact, artistic types don't even need to leave the apartment to find inspiration. The current owner, who enjoys painting, has lived here for 20 years with her husband. "The light in this apartment is very special," she tells me. "When the trees are in full bloom, the sun passes through the leaves in such a stunning way. My husband bought a glass dining room table and the park's trees are reflected onto it; it's like having a live painting that changes with the sunshine. The apartment is the perfect environment to stimulate creativity."

There are decorative details everywhere: the

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original cornicing and panelling is in perfect condition and an impressive marble fireplace is the *salon's* focal point. The largest of the three bedrooms is currently used as an extension of the *salon*, but would function well for its intended purpose since it can be totally self-contained, and the bathroom is next door.

Adjoining the dining room is a galley-like space that serves as a 'pre-kitchen', with an antique-style wooden worktop and cupboards. The main kitchen beyond has an attractive tiled floor and sizeable gas range; it's the sort of old-fashioned *cuisine* you'd see in a French film, all wine-inspired beige and burgundy with muted lighting. Finally, tucked away down a corridor at the back of the apartment and enjoying maximum privacy are two smaller bedrooms, both overlooking the park.

Despite being a seasoned Parisian and used to city buzz, the owner cites the peace and tranquillity as her favourite aspect. "I love waking up to the chirping birds. It's rare to find such a peaceful, safe haven in such a great *arrondissement*." If you only planned to use this as a bolthole, you could achieve a fantastic rental yield for the rest of the year – but with so much up for grabs both inside and out, we'd be keen to move here permanently. ■

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