

# STATELY PERFECTION

*The classic Haussmann design of 19th-century buildings and apartments in Paris is still highly prized, like this property on the exclusive avenue Gabriel.*

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**A**FTER spending several years in London, and being impressed

with the city's superior technical infrastructure, Louis-Napoleon Bonaparte III wished the same for Paris. The emperor dreamt for his beloved city, then still in medieval state, to be as modern as London—wide streets, large parks, and an updated sewage system. To make his dream a reality, Napoleon III appointed Baron Georges Eugene Haussmann as Prefect of the Seine under the Second Empire. Haussmann did as he was told and effected the transformations that the emperor of the Second French Empire wanted. He divided the city into 20 arrondissements or districts and created large straight avenues lined with trees and stone buildings. He designed a

**IN A NEW LIGHT**  
The handsome Grand Salon; (inset) The foyer of this beautiful apartment; (opposite) The cosy library

strict street plan to which the architecture of every building and even of monuments must conform. The transformation of Paris started in 1853 and ended at the turn of the century, after which emerged the look for which the city is still very much identified with until today. Haussmann clearly finished his mission, even adding his own indelible imprint. For when the baron imposed architectural rules like such that pertain to height and number of storeys for buildings to achieve harmony and uniformity, he created, consequently, what is now called the “Haussmannian buildings.”

Made of massive cut-stone blocks, Haussmannian buildings are typically not more than five storeys, its roofs constructed with a 45-degree pitch for

daylight to reach the sidewalks. Each floor usually has its own balcony, although sometimes, the third and fourth floors are without and have less decorative stonework. The second floor, however, also called the *étage noble* (noble floor), has a wrought-iron balcony and elaborate cut stonework, high ceilings, and elegant rooms. Another staple feature is a mansard roof with attic rooms lit by dormer windows called the *chamber de bonne* (maid's room). Most Haussmannian buildings are found in the 8th, 10th, 14th, 15th, 16th, 17th, 18th, and 20th arrondissements.

Noted for such style and elegance both in its exterior as well as interior, Haussmannian buildings are prime properties in Paris. Usually no more than five to a building, apartments are designed with ornate mouldings, herringbone parquet floors, marble fireplaces, double doors, and floor-length windows that make them notably light and airy. This classic image makes an apartment in a



**SECRET GARDEN**  
The family room is adjacent to the garden; (inset) Pool area that includes a sauna; (opposite) A guest bedroom; (inset) Good view from the masters bedroom

Hausmannian building sought-after in the real-estate market.

**On the Market**

A rare investment opportunity opens up with the availability of an apartment in a Hausmann building on a corner in the upscale avenue Gabriel. The address comes

with elite neighbours: the Élysée Palace and the residences of the American, the British, and the Japanese ambassadors. It is near great shopping locations and live theatre. The building overlooks the Champs-Élysées gardens, has a view of the Eiffel Tower, is a five-minute walk from the fashionable avenue Montaigne and Faubourg Saint-Honoré with its fashion boutiques, the

art galleries of avenue Matignon, the Bristol Hotel and, of course, the Champs-Élysées.

The apartment for sale is on the first and garden floor of the building made of exceptional freestone or limestone. Bought 15 years ago by the current American owners from a French aristocrat, the apartment's original features are well

preserved. It comes with a caretaker and esteemed residents in the other four apartments of the building, which is highly secured.

Measuring approximately 430 square metres, this stately apartment has three unique features: its own private entrance, garden, and swimming pool. The interior walls are made of wood panels with mouldings and cornices. The floors are parqueted in geometric patterns. These lines are softened by the flower patterns of the curtains and paisley patterns of the upholstery. The furniture is mostly Louis IV.

Like a Hausmannian apartment, this one's grand reception room has three large French windows that let in the sun as well as the view. It also comes with the customary fireplace. The large master suite has two bathrooms and two dressing rooms. Another majestic reception hall leads to two more bedrooms with ensuite bathrooms.

The garden level is accessed by a



beautiful stone staircase. Here, a cosy alcove game room opens to a sunny drawing room as well as to the kitchen. The swimming pool comes with a steam bath and fitness area. For convenience, there is a parking space in the courtyard.

For more information on this magnificent apartment, check [www.paris-fineresidences.com](http://www.paris-fineresidences.com) or contact [bellesdemeuresdefrance@bdfrance.fr](mailto:bellesdemeuresdefrance@bdfrance.fr).