

*Your premium pied-à-terre  
in the heart of Paris.*



PRIVATELY OFFERED · NO AGENCY FEES · DIRECT FROM OWNER

## *19 rue Monsigny*

A private Haussmannian residence · Paris 2<sup>e</sup>

€1,395,000 · \$1,618,200

May 2026 reference rate · 1 EUR = 1.16 USD (ECB)

### **SURFACE**

97 m<sup>2</sup> · 1,044 sq ft

### **EXPOSURE**

East · Le Centorial view

### **PRIMARY SUITE**

17.5 m<sup>2</sup> · Calacatta shower

### **BUILDING**

Late 19th c. Haussmannian

### **ROOMS**

3 rooms · 2 BR · 2 BA

### **CEILING**

Up to 3.50 m

### **SECOND BR**

14.5 m<sup>2</sup> · sculptural tub

### **RESTORED**

Facade 2017

### **FLOOR**

3rd · iron-cage elevator

### **CLIMATE**

Fully air-conditioned

### **CELLAR**

3 m<sup>2</sup> included

### **CRAFT**

Herringbone oak · maple · brass

Sold directly by the owner · English-speaking · [19monsigny.com](https://19monsigny.com) · [monsigny@proton.me](mailto:monsigny@proton.me)

19 rue Monsigny · Paris 2<sup>e</sup> · Privately offered

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*Architect-redrawn. Air-conditioned.*

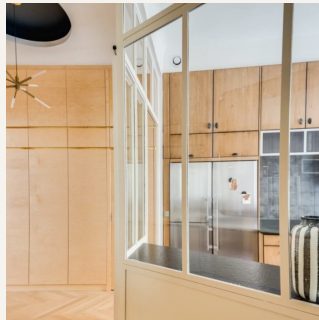
*Herringbone oak · pale maple · brass.*



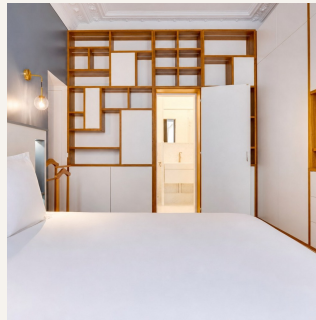
Salon · east exposure · view onto Le Centorial



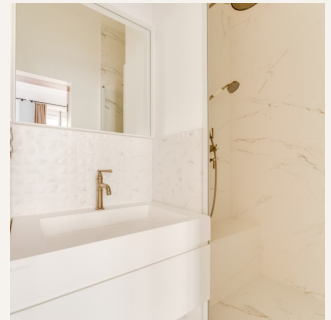
Entrance · brass mirror



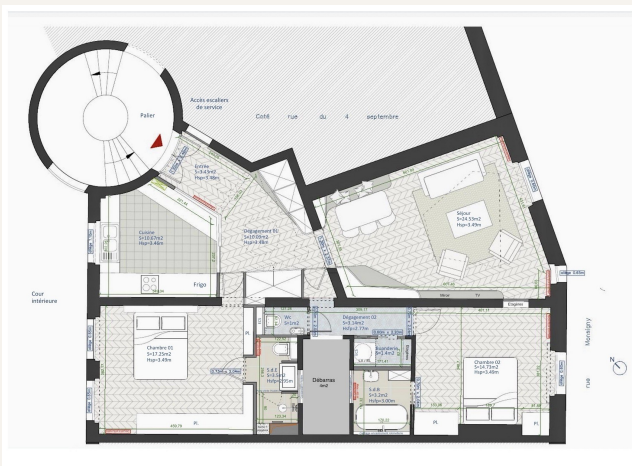
Kitchen · atelier verrière



Primary BR · maple



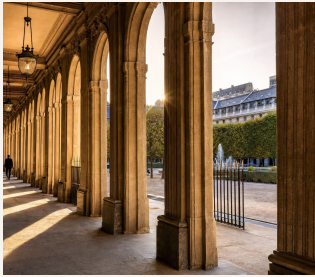
Bathroom · Calacatta



Floor plan · 97 m<sup>2</sup> (Carrez)



Lobby · period iron-cage elevator



Palais-Royal · 7–8 min



Place Vendôme · 8 min



Bouffes-Parisiens · next door



Passage Choiseul · 1 min

## CONNECTIVITY

Métro Quatre-Septembre (line 3) — downstairs at the building gate.

Métro Pyramides (lines 7, 14) — 4 minutes on foot.

Orly Airport — direct via Line 14, ~25 minutes.

CDG Airport — ~50 minutes (RER B); direct Line 17 from 2031.

## WHY PARIS — PRICE POSITIONING

<p>14,381 €/m<sup>2</sup></p> <p>Your asking price</p>	<p>15,124 €/m<sup>2</sup></p> <p>Prime Paris 2e top<sup>1</sup></p>	<p>+12 %</p> <p>Prime growth since 2020<sup>2</sup></p>
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Approximately 30 % below prime Manhattan and prime London.<sup>2</sup>

## BUYING AS A US RESIDENT

### Mortgage & IFI

IFI applies above €1.3M of net French real-estate wealth. A French acquisition mortgage is deductible at outstanding capital (Art. 974 CGI) — a loan above ~€95k brings IFI to zero while keeping USD capital invested.

### Transfer between spouses

Since 2007, transfers between spouses on death are 100 % exonerated from French inheritance tax (Art. 796-0 bis CGI). The 1978 France–US treaty coordinates with the US unlimited marital deduction.

### Capital gains — exonerated

When used as principal residence at sale, the gain is fully exonerated (Art. 150 U II 1° CGI). No legal minimum holding period — BOFIP practice considers ~8 months/year occupation sufficient.

### No agency fees — direct from owner

At Paris luxury-market mandate rates of approximately 4 % TTC, this represents a typical saving of around €50,000 on a transaction at this price level — fully retained by the buyer.

Sources: 1. SeLoger — Paris 2e top-of-range, May 2026 · 2. Knight Frank — Paris Residential Insight 2025 & PIRI 100 (2026) · BOFIP RFPI-PVI-10-40, ENR-DMTG-10-20-10

RENT TO EXPERIENCE · THEN DECIDE

*Step inside. Privately, on your timing.*

monsigny@proton.me · 19monsigny.com · English-speaking

May 2026 reference rate · 1 EUR = 1.16 USD (ECB) · indicative information — not a binding offer