

# PARIS MACIMMO

MARKET PRICING | TAXE HABITATION | WEALTH TAX REFORM

## CURRENT LISTINGS

### FOR SALE:

Maisons-Alfort  
 Three bedrooms, 80m2  
 Three floors

**500 000€**

[www.parismacimmo.com/maisons-alfort](http://www.parismacimmo.com/maisons-alfort)

### PENDING SALES

Boulevard Michel-Bizot, 75012  
 One bedroom, 66m2  
 Fifth floor, elevator

### UNDER CONTRACT

[www.parismacimmo.com/michel-bizot](http://www.parismacimmo.com/michel-bizot)

Chateau Le Pressac  
 Individual House, 307m2  
 Bordeaux Region

### UNDER CONTRACT

### RECENT SALES

Rue Sainte-Croix de la Bretonnerie, 75004  
 One bedroom, 31m2  
 3rd floor, elevator  
[www.parismacimmo.com/sainte-croix-marais](http://www.parismacimmo.com/sainte-croix-marais)



## MARKET PRICING

The Paris property market continues to experience strong gains overall, most notably in the 6th, 14th and 19th districts. The economic reforms continue to boost the property market; however, with the anticipated changes in the tax d'habitation (occupancy tax), as well as the Airbnb legislation the market is mostly driven by purchases in primary residences rather than those of second home buyers. The overall market in Paris remained flat from the previous quarter, but experienced an increase of nearly 6% from the previous year. The areas, which are expected to experience gains going forward include the 12th district, 15th district and 20th district.

4TH QTR 2017 PROPERTY FIGURES

1ST	€11510	+1,2 %	11TH	€8980	+0,4%
2ND	€10670	+0,8%	12TH	€8300	-0,8 %
3RD	€11100	+0,8%	13TH	€8280	+0,0%
4TH	€11600	-2,0 %	14TH	€9140	+4,9 %
5TH	€10940	-2,5 %	15TH	€9170	+1,5%
6TH	€12510	+4,1%	16TH	€9710	+2,4%
7TH	€11500	-4,0 %	17TH	€9060	-0,2 %
8TH	€9610	-3,9 %	18TH	€8300	-0,3 %
9TH	€9610	+1,7%	19TH	€7380	+4,7%
10TH	€8470	+0,5%	20TH	€7800	+2,4%

SOURCE: CHAMBRE DES NOTAIRES, 4TH QUARTER 2017

## DINING OUT

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### **L'Apibo - 2nd district**

French bistro located in the Montorgueil district with a warm waitstaff and delightful dishes.

31 rue Tiquetonne  
01 55 34 94 50  
M° Etienne-Marcel  
[www.restaurant-lapibo.fr/](http://www.restaurant-lapibo.fr/)

### **Obao - 3rd district**

Asian street food restaurant located steps away from the Pompidou Centre.

18 rue Rambuteau  
09 51 88 90 90  
M° Rambuteau

### **Mr. T - 3rd district**

Don't let the name fool you. This tiny outlet in the Marais run by three young entrepreneurs merits a visit.

38 rue de Saintonge  
01 42 71 15 34  
M° Filles du Calvaire

### **La Dame de Pic - 1st district**

Restaurant helmed by a woman chef was voted one of the best in Paris by Condé Nast and is worth the splurge.

20 rue du Louvre  
01 42 60 40 40  
M° Louvre-Rivoli  
[www.anne-sophie-pic.com/  
content/la-dame-de-pic](http://www.anne-sophie-pic.com/content/la-dame-de-pic)

## TAXE HABITATION

Primary residences will see a reduction and eventual elimination of the taxe d'habitation (occupancy tax) in Paris. In 2018, the tax will be reduced by 30%, in 2019 reduced by 65% and by 2020, the tax will be eliminated for primary residences. This will eventually result in an increase of the tax for non-residents and the anticipated effect will result in an increase of between 20% to 60% on your tax bill. Secondary residences should brace for more of the tax burden in the coming years to compensate for elimination of property taxes for primary residences in an effort to shift ownership to full-time residents.

## WEALTH TAX REFORM

New tax reforms mostly aimed at primary residences, including the eventual elimination of the occupancy tax, a flat tax on investment income and limits on corporate tax. One of the most significant changes are those which affect the wealth tax or ISF (*Impôt sur la Fortune*). Previously the wealth tax was applied to all assets worldwide (property, savings and investments, cars, jewellery, etc.) if it reached a certain threshold. As of January 1, 2018 the tax, which has been changed to IFI (*Impôt sur la Fortune Immobilière*) is now applied **only** to real estate assets in France and the threshold has been increased to 1.3 million euros of the net value. The rates are as follows based on the value of your property:

Real estate value under €800,000 – 0% tax rate

Real estate value €800,001 to €1,300,000 – 0.5% tax rate

Real estate value €1,300,001 to €2,570,000 – 0.7% tax rate

Real estate value €2,570,001 to €5,000,000 – 1% tax rate

Real estate value €5,000,001 to €10,000,000 – 1.25% tax rate

Real estate value €10,000,000 upwards – 1.5% tax rate

The market value of your main home can be **reduced by 30%**, provided you are living in it.

If you have questions or are in need of tax advice, please contact the following English speaking, tax professional who can advise you on tax issues, wealth management and financial planning:

Matthieu DUCLOS

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