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With Large Historic Homes, Excellent Schools and a Massive Park, Paris's 16th Arrondissement Is the Perfect Family Base

Long home to Paris's high society, the neighborhood is known for its concentration of museums, its high-end restaurants and boutiques and its stunning views of the Eiffel Tower

BY **INDIA STOUGHTON** | ORIGINALLY PUBLISHED ON MAY 14, 2022 | [MANSION GLOBAL](#)



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An aerial view of Paris's 16th Arrondissement from the Eiffel Tower.
DANIELE SCHNEIDER / GETTY IMAGES

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With its ornate 19th-century buildings, broad avenues, expansive parks and diverse museums, [Paris's](#) 16th arrondissement has long been home to the crème de la crème of French high society.

Located just across the River Seine from the Eiffel Tower, it boasts fabulous views of Paris's most famous monument and contains several of the city's most famous cultural sites in its sprawling boundaries, which run from the Arc du Triomphe to the Bois du Boulogne, a vast public garden more than twice the size of Central Park.

Paris's answer to New York's stately Upper East Side or London's exclusive Kensington, the arrondissement is steeped in quiet charm and is famous for its historic [Haussmann style of architecture](#), named for Baron Georges-Eugene Haussmann, Prefect of the Seine in the mid-19th century. Under his rule, Paris gained its 20 arrondissements, or districts, its long straight boulevards and its beautiful townhouses, each cut from massive blocks of stone, no more than five stories high and characterized by elegant wrought iron balconies, soaring ceilings and large windows.

"If you're looking for Parisian architecture par excellence, streets perfectly frozen in time, Art Nouveau, private villas and a view of the Eiffel Tower, this is the place to be," said Alexis Caquet, managing director at Engel & Völkers Market Center Paris. "Haussmanian buildings are in the majority in this district... You will see a touch of Art Deco, a lot of Art Nouveau and some really remarkable and successful atypical buildings."

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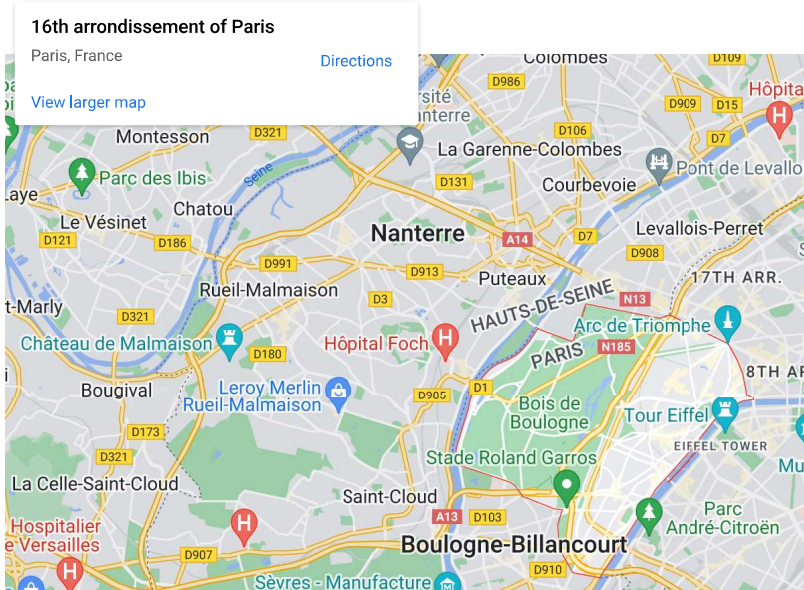
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The 16th arrondissement is bounded to the north by the Arc du Triomphe and the north edge of the Bois du Boulogne, to the east by the River Seine, to the south by the south edge of the Bois du Boulogne and to the west by the River Seine, which curves around the whole arrondissement, enclosing it on three sides.

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Price Range

Prices of apartments vary widely from one street to the next and even from one floor to the next. “In the same building, depending whether the property is on the first floor or the top floor, the price will be completely different,” said Valérie Selignan, manager of Daniel Féau Christie’s International Real Estate Paris XVI Victor Hugo. “Depending if the property is on the sunny side of the building or the shady side of the building, it will command a different price... If there is a nice view of the local monuments, that immediately augments the price enormously, as does a rooftop terrace.”

Prices start at €10,500 to €11,000 (US\$11,048 to US\$11,574) per square meter for outdated apartments in less fashionable areas of the arrondissement, Ms. Selignan said. For an apartment in good condition, with a view, that figure doubles, “and the most expensive properties in the area at the moment are as high as €42,000 per square meter. That’s for a [penthouse] apartment with a view of the Eiffel Tower, decorated by a very famous designer and sold with all the furnishings.”





A renovated apartment building in the 16th Arrondissement, Paris.
Engel & Völkers Paris MMC

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For a beautiful, renovated apartment with luxury amenities and a nice view, in one of the more desirable postcodes, prices don’t often exceed €24,000 per square meter. Houses, meanwhile, are very rare, “so that pushes up the price,” she said.

Mr. Caquet said that prices are hard to generalize. “The main criteria that influence the selling price are of course the address, the size, the floor—a top floor is more expensive—or the condition of the property” but “the top-of-the-range properties remain the apartments or hotels particuliers [the city’s grand townhomes] with... a view on the Parisian monuments,” he said.

“Villa Montmorency has the highest average price per square meter, thanks to its sublime houses with private gardens that CAC 40 [a benchmark French stock market index] investors are snatching up, so it’s no surprise that the price per square meter in this sector is close to €18,000,” he said. Avenue d’Iéna and Place de l’Alma are in second place and prices around Avenue Victor Hugo and Rue de Passy are slightly lower, he added.



This renovated three-bedroom luxury apartment in the 16th Arrondissement neighborhood is asking for about \$7.66 million.
Engel & Völkers Paris MMC

ceilings, marble fireplaces and lovely parquet floors," she said.

ARTICLE CONTINUES AFTER ADVERTISEMENT

The district is the city’s largest and the only one to be divided into a north and a south postcode. “The most fashionable streets in the north are Foch Avenue, Georges Mandel Avenue and Henri-Martin Avenue,” she said. “The north is known for being rather more chic than the south but currently families tend to prefer the south, the area known as the Village d’Auteuil, which has a very good reputation.”

The most sought-after properties are the spacious historic [townhouses](#), or hotels particuliers, set on private roads known as villas, that offer security, privacy and plenty of green space. But most luxury properties available in the 16th arrondissement are large apartments with high-end amenities, such as smart tech, indoor spas, personal gyms and private cinemas, Mr. Caquet said.



Interior view of a 164-square-meter apartment located in the prestigious Walter buildings. The luxury residence is currently listed for about \$3.5 million.
Engel & Völkers Paris MMC

What Makes It Unique

The 16th arrondissement is steeped in history and culture and is home to the Museum of Modern Art of the City of Paris, the charming Marmottan Monet Museum, the Palais de Tokyo, the Le Corbusier Foundation, the Louis Vuitton Foundation, the Palais Galliera, dedicated to fashion, and the Museum of Wine

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sports, containing the Parc des Princes, the Paris Saint-Germain football club's home stadium, and the Roland Garros Stadium, where the French Open tennis championships are held.

"Another of its main assets is its proximity to the Bois de Boulogne: 1840 hectares of nature between forest, paths and small lakes," Mr. Caquet said. "It is also the district with the most embassies and consulates."

Situated close to the Boulevard Périphérique, the main ring road that connects Paris, and not far from the edge of the city, it offers easy access to both the interior and exterior of the capital. "It's easy to get out of Paris, to get to the airport or go into the countryside, so it's very convenient," Ms. Selignan said.

More: [A Chance to Live Like Fashion Royalty on the French Riviera](#)

Luxury Amenities

"The 16th arrondissement is very appreciated by families who are looking for a good school sectorization to be close to prestigious establishments such as Ecole Gerson and Collège and Lycée Janson de Sailly... Lycée Collège Jean-Baptiste Say and Lycée Saint-Louis de Gonzague," Mr. Caquet said. It is also home to the prestigious International School of Paris, the Bilingual Montessori School, the Kingsworth International School and the Canadian Bilingual School of Paris.

The district is also a prime fine dining spot. It contains 10 Michelin-starred restaurants, including the top-rated Alan Geaam Restaurant, the acclaimed Nomicos and La Grande Cascade – Frédéric Robert, located in the middle of the picturesque Bois de Boulogne.

Mr. Caquet recommended the Ducasse-sur-Seine, located "on a barge moored in front of the Eiffel Tower at the foot of the Trocadero with a silent boat that allows you to sail on both sides of the Seine," as well as Monsieur Bleu at the Palais de Tokyo.

More: [Rent Karl Lagerfeld's Summer Home on the French Riviera for up to €45,000 a Night](#)

Who Lives There

"There are a lot of Parisian residents because it's a very appealing arrondissement to live in," Ms. Selignan said. "We also have a lot of Parisians families because it has lot of excellent schools... And at the moment we also have a lot of international buyers, particularly from the Middle East."

Mr. Caquet said that the 16th arrondissement is "also very popular with diplomats and foreign buyers looking for an exceptional pied à terre."

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This recently renovated apartment is located in one of the most prestigious 16th century building in the area.

Engel & Völkers Paris MMC

Notable Residents

Historically one of the city's most affluent and prestigious neighborhoods, the 16th arrondissement was once home to famous figures including writers Marcel Proust and Honoré de Balzac.

Current notable residents include billionaire businessman Vincent Bolloré, Canadian singers Mylène Farmer and Celine Dion, American singer and actor Lenny Kravitz, French actress and model Carole Bouquet and Italian-French singer and model Carla Bruni, Mr. Caquet said.

More: [A Converted Monastery and Vineyard Overlooks the Pyrénées From the South of France](#)

Outlook

Prices are stabilizing after a boom during the first year of the pandemic. "We had a huge amount of work in 2020. During the big two months of lockdown, we did as much business as in the entire previous year because people who had money in the bank wanted to invest in property," Ms. Selignan said. The uptick in sales continued in 2021, she added.

"Now interest rates are rising a little bit but I don't expect it to have much of an impact, especially in the luxury market, because people looking for luxury properties are usually cash buyers," she said. "For families and young people looking for smaller apartments it might have more of an impact but for the moment prices are very stable. The market remains strong."

Properties that don't have "a 'little extra' to make them stand out," such as a large balcony or a parking space, are currently experiencing a slight dip in price, Mr. Caquet said. "However, the international clientele is now back and is showing interest in Paris... The demand is there and prices have remained at a high level and are expected to stabilize in 2022."

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Just outside of Prescott, the grounds offer hiking and running trails with mountain views and diverse wildlife

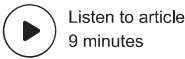
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This four-bedroom, five-bathroom luxury residence in Talking Rock Ranch is currently asking for \$3.2 million.
RUSS LYON SOTHEBY'S INTERNATIONAL REALTY



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Arizona’s Talking Rock Ranch is a desirable, ranch-style golf course and residential community, set in high desert landscapes steeped in Old West history.

The enclave sits in the mountainous Williamson Valley, renowned for its biking and hiking trails and rocky scenery, and close to the city of [Prescott](#).

The peaceful, high-altitude Yavapai County neighborhood is set around a Jay Morrish-designed championship golf course and is known for its large home plots and active lifestyle amenities.

Talking Rock Ranch is part of the Prescott quad-city area, formed of Prescott, Prescott Valley, Chino Valley and Dewey-Humboldt, which is popular among buyers relocating from surrounding states, such as California, as well as colder states on the East Coast. Its mild climate, quality of life and affordability are key drivers, realtors said.

There is high buyer demand overall, and prices across the Prescott quad-city area have seen fast growth, with values increasing by \$100,000 year-on-year over the past two years, agents said.

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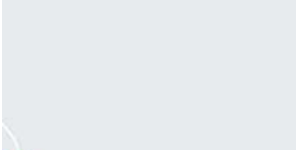
Talking Rock Ranch is located in Yavapai County, in northern Arizona, 18 miles (or 30-minutes by car) north of Prescott. The luxury ranch-style subdivision lies just off the Williamson Valley Road to the south while Dillion Wash Road



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Price Range

“Our local Multiple Listing Service (MLS) is currently showing active properties for sale in Talking Rock Ranch for prices from \$950,000 to \$3.2 million,” said Laura Spaeth of Russ Lyon Sotheby’s International Realty in Prescott. Sold homes since Jan. 1, range from \$800,000 to \$1.8 million, with 2,100-plus square feet to 4,100-plus square feet.

There’s a variety of newer neighborhoods in the Talking Rock Ranch subdivision, which are formed of three- and four-bedroom homes (ranging from 2,000 square feet to 2,500 square feet) being offered between \$600,000 and \$700,000. The price of larger luxury homes spanning more than 4,000 square feet are in the millions, Ms. Spaeth said.

Talking Rock Ranch has resale properties and custom-build plots in new phases coming to the market. At the Sterling Ranch section, there are 5-acre to 8-acre build plots costing from \$300,000 to \$450,000, and plots with around 10 acres from \$400,000 to the high \$500,000s, Ms. Spaeth added. All offer plenty of privacy and views and a custom home-build option.



Rendering of a \$1.7 million, under-construction luxury home in Talking Rock Ranch.

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Housing Stock

Talking Rock Ranch is a growing, master-planned residential community, with luxury custom build options. It was designed in the early 2000s by Harvard Investments, a long-running real estate investment and development company in Scottsdale, Arizona.

With capacity for around 1,600 home sites, there are currently about 400 homes built and a further 100 under construction.

Talking Rock Ranch has been designed to “reflect the historical tradition of the Arizona ranch homestead,” meaning the homes are set over single story and typically have timber post-and-beam structures, and feature a modern rustic look, in varied designs. There are a number of luxury custom home builders who have lots available to build on and an on-site building and real estate company Symmetry.

It mostly has detached single-family houses and about 60 smaller homes (in the Ranch Cottages phase), ranging from 1,500 square feet to 2,000 square feet, with about 20 more to come. At the upper end, homes have three-bay garages, large grounds, and stunning views of the desert terrain or the golf course.

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This \$3.2 million, Talking Rock Ranch property features Granite Mountain views from almost every room and patio.
Russ Lyon Sotheby's International Realty

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On its secure, gated grounds are hiking and running trails, with mountain views and diverse wildlife and it overlooks elevated rocky landscapes, with boulder formations and canyons.

Its roots date to the early 1900s, when it was a working ranch owned by Jack Cooper. The Talking Rock name comes from the ancient Native American rock paintings (petroglyphs) on the property. It has a year-round destination thanks to the local climate, which has four mild seasons.

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Just south lies Prescott National Forest’s designated wilderness areas, known as where the “desert meets the pines,” offering campsites, scenic forest trails, wildlife, such as deer and falcons, and impressive natural sites such as lava flows, lakes and rock formations.

Nearby, Prescott has plenty of history and amenities, and with a population of 43,000, it has a “small town appeal.” Embedded in lore and history, the former territorial capital has the country’s oldest rodeo, Prescott Frontier Days, created in 1888. Downtown Prescott has Whiskey Row, on Montezuma Street, where saloons once comprised its length. Talking Rock Ranch is 20 minutes from Prescott regional airport, 30 minutes from downtown Prescott, an hour and 40 minutes away from the Arizona city of Sedona and two hours from the Grand Canyon.

142 S Montezuma St
Prescott, Arizona
Afficher dans Google Maps

Luxury Amenities

Talking Rock Ranch has membership-only sports facilities and wellness and entertainment amenities, from fishing and golf to yoga classes. All the facilities are looked after by Troon Golf Management Company.

Its championship golf course features large practice areas and is inspired by

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Other on-site activities include yoga, tai chi and Pilates classes and a one-to-one personal training service. The spa's extensive menu has massage therapy, bodywork techniques and other treatments. And, at the windmill pond on the golf course, catch-and-release bluegill and bass fishing is available.

There's also a wine, beer and whiskey tasting club and staff from Morgan's bar and grill restaurant can deliver a selection of meat cuts and sides for residents to grill in their own homes, or they can hire one of their chefs to cook for them in your residence, Ms. Spaeth said.

More: [Barcelona's Leafy Pedralbes Is a Peaceful Suburb with Access to City, Mountains and Coast](#)

Talking Rock Ranch has three membership levels, each offering access to the community amenities including use of the golf, swimming pool, tennis, fitness and social facilities of the Talking Rock Club.

In the surrounding area, there are a number of good schools, including Basis, a charter school (an independently operated private school), which offers education for kindergarten to grade 12, about 18 miles from Talking Rock Ranch.

Who Lives There

Talking Rock Ranch has a good mix of primary and second homeowners, according to Ms. Spaeth, though she declined to say whether the demographic is predominantly young or old.

Buyers, meanwhile, come from all over, but most significantly from California, as well as Colorado and Washington, according to LeAnn Carver, a broker at Bella Terra Realty in Prescott, who has worked in the area for over 19 years.

Another local real estate agent, who declined to be named, said that Talking Rock Ranch is not a traditional retirement community, but many buyers are aged 55 and over and are in their retirement.

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Outlook

With many new-build homes, Talking Rock Ranch is a premier master-planned golf community gaining popularity, with several lots available for custom build, Ms. Spaeth said. "As the inventory stays low, many buyers are turning to new builds to satisfy their needs."

In Talking Rock Ranch, there are 13 homes on the active market at an average price per square foot of \$579.03 and an average list price of \$1.66 million. According to MLS, in the last 90 days, 11 homes have sold in Talking Rock Ranch, with an average sold price of \$1.23 million and an average price of \$428.55 per square foot.

We have seen many factors that have increased demand in [the Prescott

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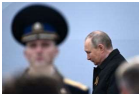
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