

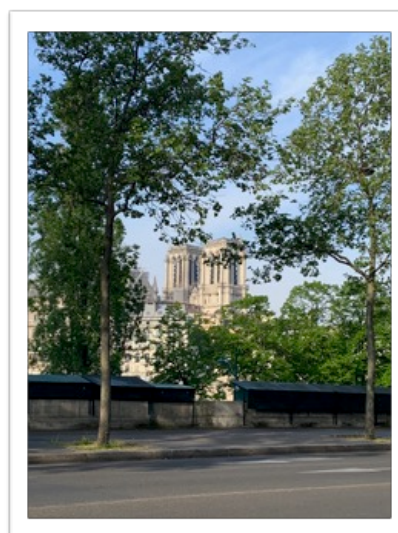


THE PARIS PROPERTY CHRONICLES

The second episode of the Paris Property Chronicles podcast was recorded before the world changed due to the COVID-19 pandemic. I am have been under lockdown in Paris since March 17th working from my home office while adapting to our New Normal and am looking forward to the upcoming easing of restrictions on May 11th. My guest in this episode is Nicole Champagnol, the founder and principal of [ELASTIC](#), who has since sheltered-in-place in the Spanish countryside. Episodes of the Paris Property Chronicles podcast are available on [Apple Podcasts](#) and [World Radio Paris](#).

Paris Under Lockdown

The streets of Paris have been hauntingly quiet since the beginning of the confinement. In France, our movements are restricted to essential outings such as pharmacy visits, groceries and medical emergencies. In Paris, outings for recreational activity are permitted before 10am or after 7pm and are limited to one hour and within a 1km radius. Click the following [Confinement Map](#) from Mappy to determine your radius by entering your home address.



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The police have set up control points throughout the city to check your attestation and identification. My documents have been checked nearly every morning during my outings for recreational activity. As I weave my way through the Marais, I have passed checkpoints at the place de la Bastille, place des Vosges and place de la République as early as 8am. Fines for the first infraction of non-essential outings are currently 200€. For more information and updates on the virus in France and to obtain an attestation online, please visit the government's official website on [COVID-19](#).

For those of you looking for an escape beyond Netflix, you can remain virtually engaged to the arts during and after the lockdown.

Museums and cultural destinations have evolved their online presence by offering virtual visits, some guided, as well as podcasts and concerts, such as the [Louvre Museum](#), the [Centre Pompidou](#), the [Louis Vuitton Foundation](#) and the [Chateau of Versailles](#). If you're interested in music or dance, visit [The Paris Philharmonic](#) which streams nightly concerts or the [National Opera of Paris](#) which replays opera and ballet performances.

[Paris Countryside Escapes](#)

When the lockdown was announced on March 16th, many Parisiens decided to shelter-in-place in the French or European countryside to secure their access to outdoor spaces. Since the lockdown has continued longer than anticipated, having an outdoor space has become, for some, a necessity. A property in Paris with an outdoor space, such as a terrace or balcony continues to be scarce and therefore comes at a

premium. While no one is predicting a mass exodus from Paris, properties in the French countryside for weekend retreats will become increasingly attractive, insofar as they remain accessible to the city.



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[FOR SALE: BURGUNDY TOWNHOUSE](#)

If you're looking for an escape, we have an exquisitely restored townhouse for sale in the heart of the Burgundy region just under two hours from Paris. The property dating back to the 13th century has a main house with three bedrooms and 2.5 bathrooms, a landscaped terrace and a guest house with an open living plan and en-suite bathroom. There is a vaulted wine cellar and tasting room, as well as an off-site garage. The property is secured by an alarm system and

sold turnkey with all furniture and lighting. To view more photos, please visit the listing, [Burgundy Loire Townhouse](#). For more information, please [contact me](#).

[Paris Bites](#)

Under lockdown, getting your daily baguette and grocery shopping remain essential outings. Most grocery store chains such as Franprix, Carrefour and Monoprix continue to offer home delivery, depending upon the neighbourhood. If you miss your local green grocer, fishmonger or cheese shop, [ÉPICERY](#) is an app which aggregates local fruit and vegetable vendors, bakeries, butchers, pastry shops and more, so you can continue to support small businesses without leaving your home.

If your tastes lean toward Italian, you can order and have groceries delivered from [EATALY](#), the Italian food emporium in the Marais. The outlet which brought back the general store concept, [MAISON PLISSON](#), has a delivery and pick up service and the original food emporium from Le Bon Marché, [LA GRANDE ÉPICERIE](#) has several outlets around the city and continues to serve its customers under lockdown.



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Paris Property Outlook

During the global lockdowns due to the COVID-19 pandemic, essential workers such as medical professionals, first responders, civil servants, domestic, sanitation and transit workers to name a few, have been the cornerstone of our ability to cope with the uncertainty of our new existence, while putting themselves at considerable risk.

The economic effects on the Paris property market remain to be seen. The market has been relatively dormant for two months after two years of dynamic growth. However, if history is any indication of what the future holds, there will be a brief period of adjustment, as sellers, buyers and mortgage lenders find their footing. Given the inherent stability of the Paris market, more potential buyers than properties available coupled with historically low interest rates, I predict a nominal reduction of only 3% to 5% over the next several weeks before we continue on the path prior to the pandemic.

As restrictions ease, patience, prudence and cautious optimism will be critical elements in forging ahead to a prosperous future. In my humble opinion, it's not a question of returning to normal but adapting to our New Normal, together in solidarity. In conclusion, I hope you and those close to you around the world remain safe and healthy.

I am available by phone, Skype, email, messenger, Zoom and soon in-person to assist you with your property needs.



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Yolanda Robins
Founder and Principal

PARIS MAC IMMO SERVICES
yolanda@parismacimmo.com

Editor and Host
PARIS PROPERTY CHRONICLES
yolanda@parispropertychronicles.com

+33 6 75 08 55 26 (mobile/WhatsApp)

