

The Dédale. *paris 20*

39 Rue Saint-Blaise

At the heart of one of Paris' densest areas, the Saint-Blaise neighborhood in the 20th arrondissement, hides a mysterious space of approximately 450 sqm known to some as "Le Dédale" (the labyrinth).

Original plans for "Le Dédale", which is spread over two basement levels of a social housing complex, were for a theater in the 1980s, but it never saw the light of day.

This atypical site has a spacious main space open over two levels. It is surrounded by annexes originally intended for use as backstage areas.



Programming/possible future uses: no restrictions.

Type of property transfer proposed: rental or transfer of property based on the project.

Owner: SA HLM EFIDIS.

Cadastral reference: 20 DA 0032 + Volume Division Report (Association of Owners for the Management of the Common Areas).

Surface area: approximately 450 sqm.

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Existing structure(s)

"Le Dédale" is spread over two basement levels with two stairway entrances. The very spacious main room has a ceiling height of 5.5 meters. An area originally intended as a control room overlooks the main room. The premises are windowless with the only natural light coming from two skylights.

Current occupation

The space is unoccupied.

Current occupation

"Le Dédale" is partially located under two social housing buildings (EFIDIS and RIVP) and a converted concrete slab. The EFIDIS building has 345 apartments and significant redevelopment renovations of the outdoor spaces currently underway – an ANRU project [National Agency for Urban Renovation] – should be finished by summer 2017.

Access (all options)

Located between the Porte de Bagnole and the Porte de Montreuil, the site can be accessed via the T3 tram – Marie de Miribel station and bus lines 501 (La Traverse de Charonne) and 76.

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Regulatory ordinances

Local City Plan (PLU)

- General urban zone
- Sector not subject to article UG2.2.1
- Specific sector: Development operation: Saint-Blaise
- Zone not lacking in social housing
- Protection of businesses and cottage industries: basic protection
- Termite monitoring and risk zone
- Lead exposure risk zone
- Vegetation development zone
- Empty space to revegetate

Protective/public easements

- Historical Monument protection perimeter

Flood Risk Prevention Plan (PPRI)

- None.

