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## Family architect house in Châtenay-Malabry

Chatenay Malabry , Hauts-de-Seine , Paris Ile-de-France



**€1,850,000**

inc. of agency fees

9 Beds   1 Baths   366 sqm   0.05 ha

In the very popular and confidential district of Aulnay, on the edge of the emblematic La Vallée aux Loups Park as well as the Arboretum, this prestigious residence of 366m2 (Carrez law) built on a plot...

### At a Glance

<b>Reference</b>	MFH-PARIS5257	<b>Near to</b>	Chatenay Malabry	<b>Price</b>	€1,850,000
<b>Bed</b>	9	<b>Bath</b>	1	<b>Hab.Space</b>	366 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the very popular and confidential district of Aulnay, on the edge of the emblematic La Vallée aux Loups Park as well as the Arboretum, this prestigious residence of 366m2 (Carrez law) built on a plot of 525m2, has been entirely thought out and designed by renowned architects.

It offers careful services perfectly adapted to an art of family living combining, in its construction, contemporary design and sustainable materials.

From the entrance, the property opens onto a beautiful living room of 80m<sup>2</sup> including an open, fully equipped American kitchen, a dining room as well as a pleasant living room with a wood stove. The generous volumes of the whole are bathed in light thanks to the large bay windows offering level access to a beautiful west-facing terrace and a quiet, green garden.

The ground floor also accommodates a rest or leisure space opening onto a terrace benefiting from green roofs and a pergola for ecological and aesthetic integration with the environment. A bathroom and plenty of storage space complete this level.

The upper floor, dedicated to the sleeping area, serves three bedrooms as well as a bathroom and separate toilets.

This same landing offers a private bathroom which leads to the master suite located on the top floor equipped with a magnificent corner terrace with panoramic views.

To complete this unique offer, future buyers have the opportunity to explore rental income opportunities with four independent studios located under the main house and accessible from the driveway leading to the garage and laundry room.

This house constitutes a real cocoon of comfort while guaranteeing excellent energy consumption, in particular thanks to its heat pump.

School sectorization:

College: Pierre Brossolette College - 1.7km

High school: Emmanuelle Mounier - 2km

Middle/High School (Private): Sophie Barat - 3km

Shops and transport: 1.1 km

Station: ROBINSON (RER B)

ENERGY CLASS: B / CLIMATE CLASS: B - Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros1,200 and euros1,690

Information on the risks to which this property is exposed is available on the G  orisques website:

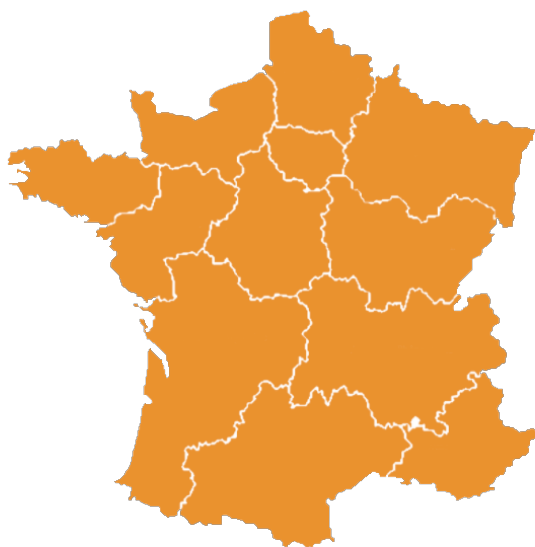
Summary

Property type:	House
Bedrooms:	9
Bathrooms	1
Price	€1,850,000

Key Information

Internal Area:	366 sqm
Land Area:	0.05 ha

Location: Paris Ile-de-France



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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