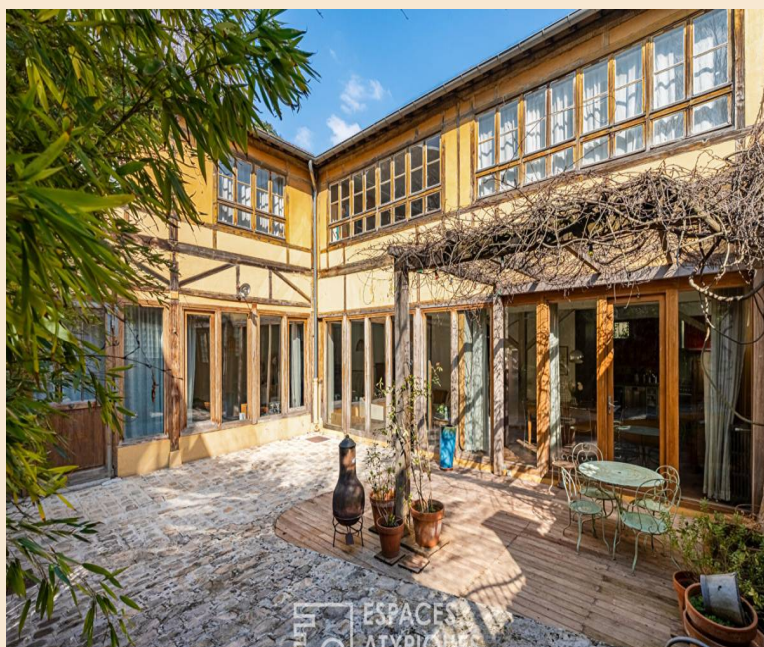


[Click to view MFH-PARIS9957-C2](#)

## Former biscuit factory converted into an artist's studio-style house in...

**Malakoff , Hauts-de-Seine , Paris Ile-de-France**



**€1,695,000**

**inc. of agency fees**

**5 Beds      310 sqm      0.04 ha**

Located in the highly residential Les Sablonnières neighborhood, this 1947 building was for many years a biscuit factory, then a roasted peanut factory,...

### At a Glance

**Reference** MFH-PARIS9957-C2

**Near to** Malakoff

**Price** €1,695,000

**Bed** 5

**Pool** No

**Hab.Space** 310 sqm

**Land** 0.04 ha

**Land Tax** N/A

### Property Description

Located in the highly residential Les Sablonnières neighborhood, this 1947 building was for many years a biscuit factory, then a roasted peanut factory, before becoming the characterful residence we see today.

Unique in its layout and size (310 m<sup>2</sup> of living space), it is built around a large 80 m<sup>2</sup> L-shaped paved courtyard, which offers a view of its façade and period timber-framed walls.

Secluded from view, elegantly appointed, and bright thanks to its large bay windows and south-facing exposure, it offers a loft-style ground floor (3.5-meter ceiling height) with a 96 m<sup>2</sup> double living room comprising an open-plan fitted kitchen, dining room, and living room, followed by a former garage converted into an office.

On the first floor, a large landing leads to an office and a first bedroom, followed by a hallway leading to two bathrooms with overhead lighting, and a hallway leading to two additional bedrooms.

The second floor features a beautiful 35 m<sup>2</sup> attic master suite with a walk-in closet, and a portion of the attic space that can be converted if needed. This unique house in the area is ideal for a family seeking space and tranquility, or a professional looking for space to live and work.

Parking is available for two to three cars in the courtyard.

Close to all amenities.

Schools from elementary to high school are less than a ten-minute walk away.

Metro Line 13 Malakoff - Etienne Dolet 500m away

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average annual energy costs for standard use based on 2021 energy prices: between euros4,150 and euros5,660.

Information on the risks to which this property is exposed is available on the Géorisques website:

### Summary

Property type:	House
Bedrooms:	5
Price	€1,695,000

### Key Information

Internal Area:	310 sqm
Land Area:	0.04 ha

### Location: Paris Ile-de-France





## Gallery









As Featured in



Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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 cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved