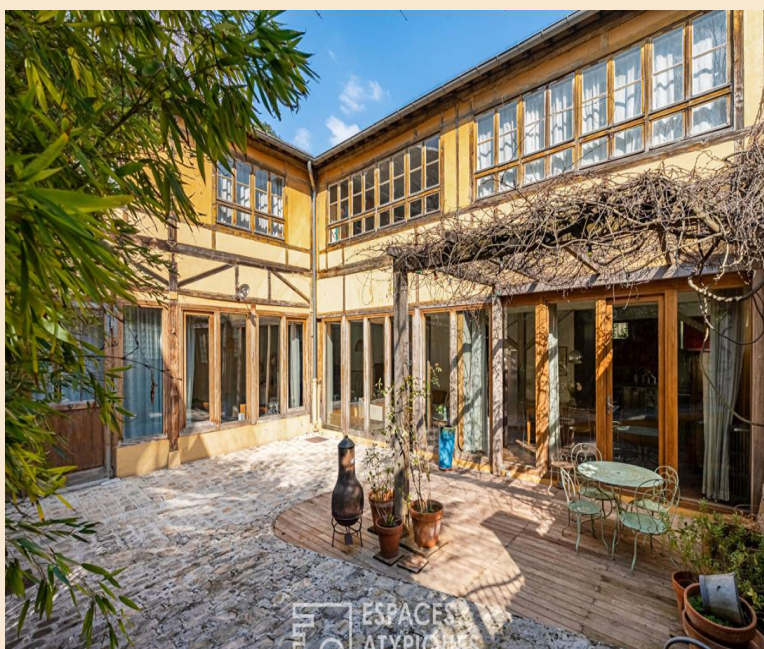


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Former biscuit factory converted into an artist's studio-style house in...

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
Bed 5
Land 0.04 ha

Near to Malakoff
Pool No

Price €1,695,000
Hab.Space 310 sqm
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 m² of living space), it is built around a large 80 m² 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 m² 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 m² 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







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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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C. BAUER – Sunday Times

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