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Loft apartment with quiet terrace in Malakoff

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



€555,000

inc. of agency fees

2 Beds

91.23 sqm

Located in the Le Clos de Malakoff district on the edge of Clamart, this former commercial premises converted into a loft is hidden on the ground floor of a small three-story condominium accessible from...

At a Glance

Reference MFH-PARIS7088-C3

Near to Malakoff

Price €555,000

Bed 2

Pool No

Hab.Space 91.23 sqm

Land Tax N/A

Property Description

Located in the Le Clos de Malakoff district on the edge of Clamart, this former commercial premises converted into a loft is hidden on the ground floor of a small three-story condominium accessible from the street via an independent entrance; a portal opening onto a terrace and a large glass roof with a glazed door.

Very rare in the sector with a total floor area of 107 m² (91.23 m² Carrez Law), this loft has a large entrance/kitchen of 18.82 m² leading to a pleasant living room of 37.53 m² which can accommodate a living room and a dining room.

Two zenithal bedrooms (11.38m² and 17.94m²), one of which has a bathroom with a walk-in shower, adjoin the living room.

A small staircase leads to a mezzanine, an ideal corner for an office, a child's bedroom or a play area.

A bathroom with toilet completes this well-designed interior.

The multiple glass roofs connecting all the spaces and ensuring visual and decorative continuity give a pleasant effect of transparency and brightness.

The mix of materials used combining charm and modernity creates a warm and friendly atmosphere in an atmosphere that is both modern and timeless.

A 12-minute walk from Clamart station and the future line 15, this loft is close to several shops and Henri Barbusse schools.

Sectorization Lycée Michelet.

Buses 191, 394, 323, 59

Energy class: E / Climate class: E

Estimated average amount of annual energy expenditure for standard use, established at based on energy prices for the year 2021: between euros1600 and euros2220

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

- - EI - RSAC: - Nanterre

Condominiums of 6 units (No proceedings in progress).

Annual expenses : 1080 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Price	€555,000

Key Information

Year Built:	1970
Internal Area:	91.23 sqm

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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