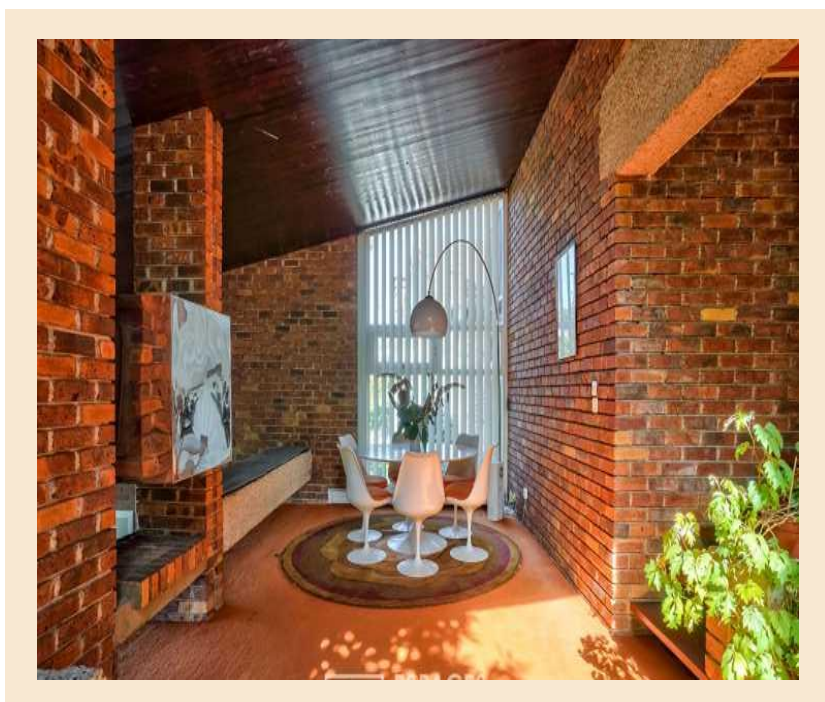


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Architect's house from the 70s with breathtaking views of the Vallée aux...

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



€945,000

inc. of agency fees

4 Beds 1 Baths 192 sqm 0.05 ha

Located in Châtenay-Malabry, at the end of a peaceful cul-de-sac, this characterful house proudly dominates the Vallée aux Loups. Spanning 192 m² of living space and nestled on 480 m² of land, this residence...

At a Glance

Reference	MFH-PARIS7123-C3	Near to	Chatenay Malabry	Price	€945,000
Bed	4	Bath	1	Hab.Space	192 sqm
Land	0.05 ha	Pool	No	Land Tax	N/A

Property Description

Located in Châtenay-Malabry, at the end of a peaceful cul-de-sac, this characterful house proudly dominates the Vallée aux Loups. Spanning 192 m² of living space and nestled on 480 m² of land, this residence is a gem dedicated to lovers of 70s architecture.

Celebrating the beginning of post-modernism, this era teeming with architectural diversity was inspired by the works of Frank Lloyd Wright, creating a symbiosis between architecture and nature. Using noble materials such as stone, wood and glass, this house offers harmonious and bright living spaces.

Enchanting design on every level. On the ground floor, upon entering, a pretty open-air patio welcomes you and sets the tone. There you will find a kitchen to rethink, a dining room open to a living room accessible by a few steps. A beautiful open fireplace sits in the center of this space, inviting you to warm winter evenings. Each space opens onto nature thanks to large bay windows which let in a flood of light. A large garage completes this level.

From the entrance, an aerial staircase leads to a sleeping area on the garden level distributing three bedrooms, including a master suite, an office, a shower room, a laundry room, a cellar and a boiler room.

On the first floor, in perfect symmetry, the staircase leads to an attic, a room to reinvent, as well as a fourth bedroom with its water point. A reimagined level offers additional customization potential.

An Enchanting Exterior with a large terrace overlooking the garden with trees and flowers completes this superb property and promises moments of relaxation in the open air, surrounded by the natural beauty of your garden.

An Ideal Location Just 5 minutes from the tram, RER and bus lines, as well as the market and shops, this house is ideally located to benefit from all amenities. A double garage with a walkway at the front adds a practical touch to this exceptional property.

This property, a true homage to post-modernist architecture, requires some work to highlight its characteristic charm of the seventies and maintain a unique haven of peace on the outskirts of Paris.

Embark on a unique architectural journey and let yourself be seduced by this house of character which is just waiting for your personal touch to shine in all its glory.

ENERGY CLASS: E / CLIMATE CLASS: E - Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros2,970 and euros4,060
Information on the risks to which this property is exposed is available on the G eorisques website:

Nad ege: - EI - RSAC - Paris

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€945,000

Key Information

Year Built:	1970
Internal Area:	192 sqm
Land Area:	0.05 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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