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## Real estate complex to be reinvented in the Malakoff Town Hall district

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



# €1,265,000

inc. of agency fees

3 Beds   2 Baths   211 sqm   0.04 ha

Ideally located in the shopping center near Paris, this small two-story building has a total surface area of 211m<sup>2</sup>. It consists of two commercial premises...

### At a Glance

<b>Reference</b>	MFH-PARIS9096-C2	<b>Near to</b>	Malakoff	<b>Price</b>	€1,265,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	211 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located in the shopping center near Paris, this small two-story building has a total surface area of 211m<sup>2</sup>. It consists of two commercial premises and two apartments, overlooking a 164m<sup>2</sup> garden without vis-à-vis. A 30m<sup>2</sup> outbuilding completes the complex.

Ideal for a professional wishing to live above his business or an investor looking for rental profitability, this old family home located on one of the shopping streets of Malakoff is south-west facing.

Crossing, bright and completely quiet on the garden side, this real estate complex offers multiple development possibilities. In apartments, in a single-family house, or in a co-ownership with two commercial premises, it will satisfy all those looking for a place to reinvent.

Its ideal geographical location, less than a quarter of an hour's walk from the 14th arrondissement, 600 meters from the Malakoff Plateau de Vanves metro station (line 13), and close to all amenities, make it a rare property in the area.

Five cellars complete this property.

**ENERGY CLASS: F / CLIMATE CLASS: F**

Estimated average amount of annual energy expenditure for standard use based on 2021 energy prices: between euros1,600 and euros2,200.

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

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€1,265,000

## Key Information

Internal Area:	211 sqm
Land Area:	0.04 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery







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**C. BAUER – Sunday Times**

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