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## Millstone with an old stable to reinvent

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



# €945,000

inc. of agency fees

4 Beds   1 Baths   156 sqm   0.03 ha

In a residential alley in the south-central part of Malakoff, this pretty house from 1919 is built on two levels plus converted combs. It covers 156 m2...

### At a Glance

<b>Reference</b>	MFH-PARIS9618	<b>Near to</b>	Malakoff	<b>Price</b>	€945,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	156 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In a residential alley in the south-central part of Malakoff, this pretty house from 1919 is built on two levels plus converted combs. It covers 156 m2 of floor space, including 86 m2 of living space. It also benefits from a semi-buried basement, and has rare potential in the area.

The ground floor consists of a first room that can be used as a bedroom or office, a living room with a glass roof illuminating the entire reception area and an open kitchen. A French window gives access to a staircase

servicing a small garden sheltered from view and a lean-to.

Upstairs, a landing serves two spacious bedrooms, a bathroom with toilet, and a staircase opening onto a converted attic of 25 m<sup>2</sup> on the ground floor.

Part of the basement in English courtyard houses a large office with its own access to the garden and a laundry area.

Adjoining the house, former stables offer extraordinary perspectives, ideal for multiple reinterpretations according to your desires.

This real estate complex in the immediate vicinity of transport and all the amenities of downtown Malakoff, offers a rare opportunity to create a unique property.

Michelet high school sectorization.

Malakoff - Etienne Dolet station (line 13) at 850m

ENERGY CLASS: G / CLIMATE CLASS: F - Average amount increasing annual energy expenditure for standard use from 2021 energy prices: between euros2,350 and euros3,200.

Information on the risks associated with this property is available on the Géorisques website:

## Summary

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

## Key Information

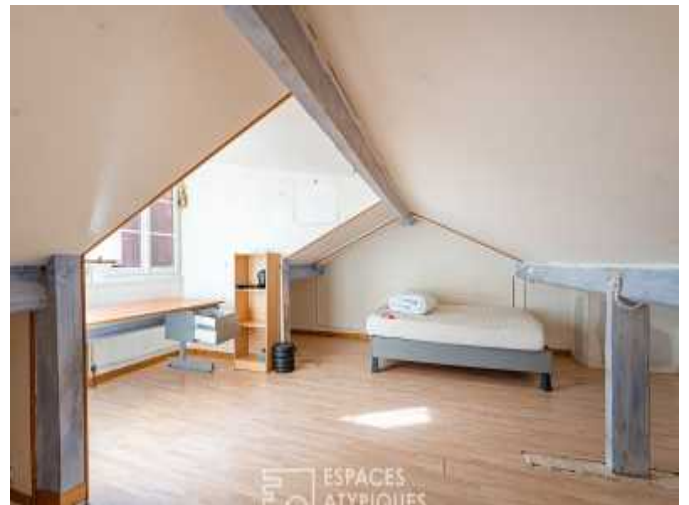
Year Built:	1919
Internal Area:	156 sqm
Land Area:	0.03 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery







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**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.

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