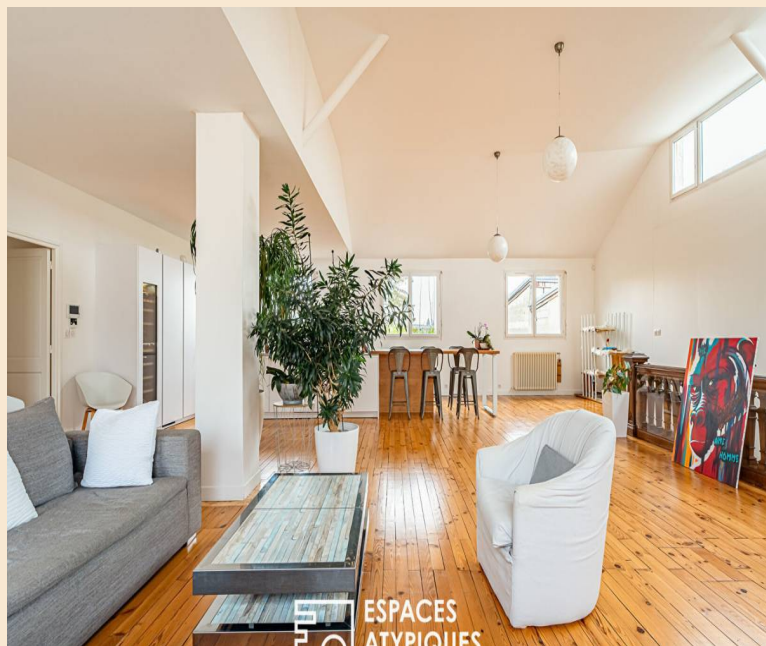


[Click to view MFH-PARIS9277-C1](#)

## Former workshop transformed into a loft and a vast professional space

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



**€1,400,000**

inc. of agency fees

4 Beds   2 Baths   403 sqm   0.04 ha

Ideally located in the sought-after town of Châtenay-Malabry, this unique 335 m<sup>2</sup> loft is nestled at the end of a private driveway, on a 413 m<sup>2</sup> wooded...

### At a Glance

<b>Reference</b>	MFH-PARIS9277-C1	<b>Near to</b>	Chatenay Malabry	<b>Price</b>	€1,400,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	403 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located in the sought-after town of Châtenay-Malabry, this unique 335 m<sup>2</sup> loft is nestled at the end of a private driveway, on a 413 m<sup>2</sup> wooded plot. Offering an elegant renovation, it harmoniously combines refinement and functionality, in a peaceful environment just a stone's throw from shops and the tramway. With its generous volumes, its omnipresent light and its multiple development possibilities, this rare property

seduces as much by its potential as by its undeniable charm.

The ground floor, with a surface area of 202 m<sup>2</sup>, currently fitted out for professional use, benefits from a separate entrance. This space impresses with its dimensions and its configuration in a modular, spacious open-space, as well as technical areas and two toilets. A courtyard sheltered from view is extended by a terrace to be fitted out, ideal for moments of relaxation in complete discretion.

The upper floor with a second separate entrance reveals a remarkable living space. The main room of nearly 100 m<sup>2</sup>, bathed in light, includes a contemporary kitchen in pure white, opening onto a warm living room. A second intimate terrace, decorated with a plum tree, offers an ideal setting for evenings with friends.

The night area distributes four bright bedrooms designed to guarantee comfort and serenity. A generous dressing room and two perfectly appointed shower rooms combining aesthetics and functionality complete this level. Every detail has been carefully considered to create an atmosphere that is both welcoming and modern.

This rare property is completed by four outdoor parking spaces, an undeniable asset in such a sought-after area.

With its elegant architecture, impressive volumes and multiple development possibilities, this house will appeal to lovers of exceptional properties as well as those looking for a modular space combining professional and personal life. Nestled in a peaceful and green setting close to shops and the tramway, it offers a perfect balance between modernity and serenity.

ENERGY CLASS: C / CLIMATE CLASS: C - Estimated average amount of annual energy expenditure for standard use, established from energy prices in 2021: between euros4,700 and euros6,410

Information on the risks to which this property is exposed is available on the G  orisques website:

Nad  ge: - EI - RSAC - Paris

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€1,400,000

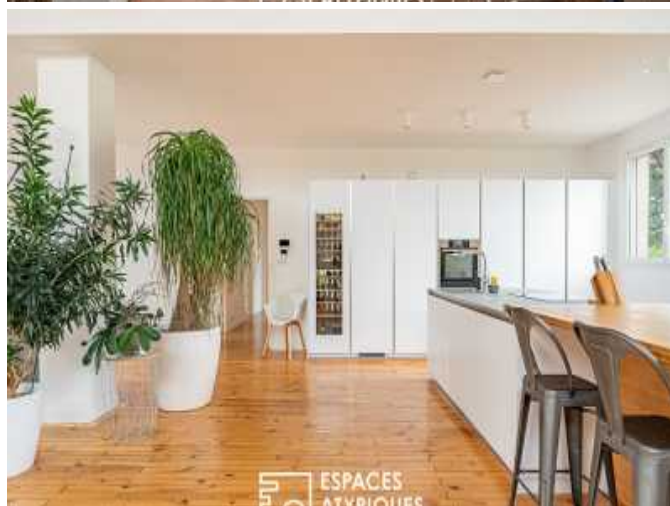
Key Information

Year Built:	1930
Internal Area:	403 sqm
Land Area:	0.04 ha

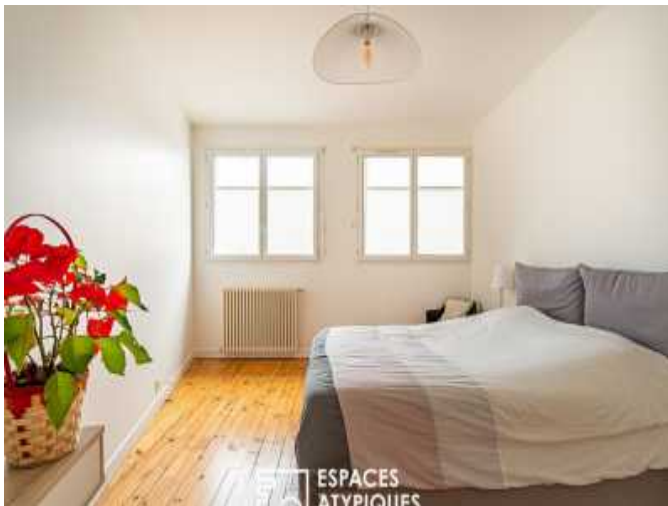
Location: Paris Ile-de-France



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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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