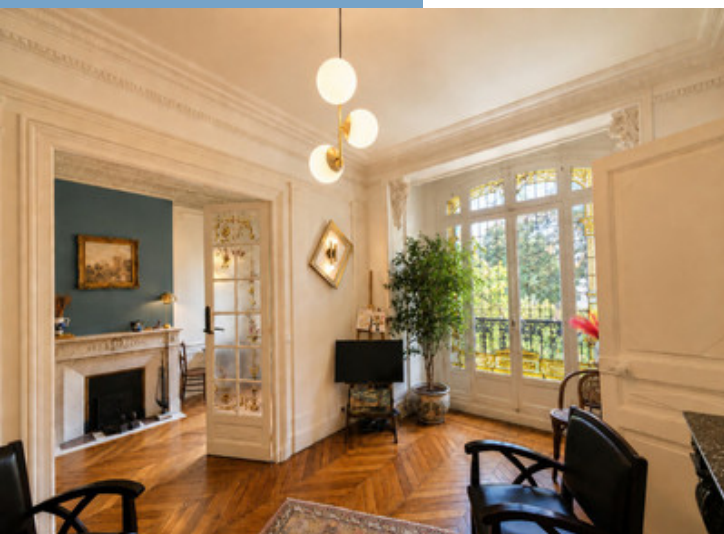




EXCEPTIONAL 1900 MAISON EN PIERRE MEULIÈRE
– QUIET STREET, 2 TERRACES, GARAGE –
MALAKOFF 1KM PORTE DE VANVES

EXCEPTIONAL 1900
MAISON EN PIERRE
MEULIÈRE – QUIET STREET,
2 TERRACES, GARAGE –
MALAKOFF 1KM PO...



PROPERTY FACT FILE	
REFERENCE	A45178GBR92
PRICE	€ 1,195,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	180 m²
LAND	0 m²
TOWN	Malakoff
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Gîte
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Big versatile Garage, can double as garden space
- Calme, Spacious, 2 terraces ideal for barbecues
- Marble fireplaces, parquet flooring, mouldings
- Double-glazed, in very good condition
- Close to Paris, 1 km from Porte de Vanves Metro

EXCEPTIONAL 1900
MAISON EN PIERRE
MEULIÈRE – QUIET
STREET, 2 TERRACES,
GARAGE – MALAKOFF
1KM PO...

Ref : A45178GBR92

CHARMING, this elegant millstone house in Malakoff has preserved since 1900 all the refinement of the Belle Époque with Art Nouveau influences. It embodies the spirit of the grand Parisian bourgeois villas of its era.

DESCRIPTION

CHARMING, this elegant millstone house in Malakoff has preserved, since its construction in 1900, all the refinement of the Belle Époque enriched by delicate Art Nouveau influences. A true embodiment of the grand bourgeois villas built on the doorstep of Paris at the turn of the century, it combines architectural elegance, historical character, and timeless charm.

A remarkable rarity in this highly sought-after gateway-to-Paris setting, the property has belonged to only four families over the past 125 years, a testament to the exceptional care with which it has been maintained and preserved through generations. The current owners acquired the house in 1994 from the niece of the previous owner, Madame Lacour, a Parisian haute couture seamstress whose distinguished profession adds an additional layer of character to the home's story. As a discreet tribute to this heritage, the original Lacour factory sign has been carefully preserved.

This rare continuity of ownership gives the property an authenticity and soul seldom encountered on the Parisian residential market. Arranged over four levels, the house immediately captivates with its richly textured millstone façade, sculpted window surrounds, elegant wrought-iron balconies, expressive roofline, and beautifully balanced proportions characteristic of Belle Époque architecture. Behind this distinguished façade unfolds a warm and elegant interior atmosphere where original character, architectural harmony, and understated soph...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45178GBR92>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

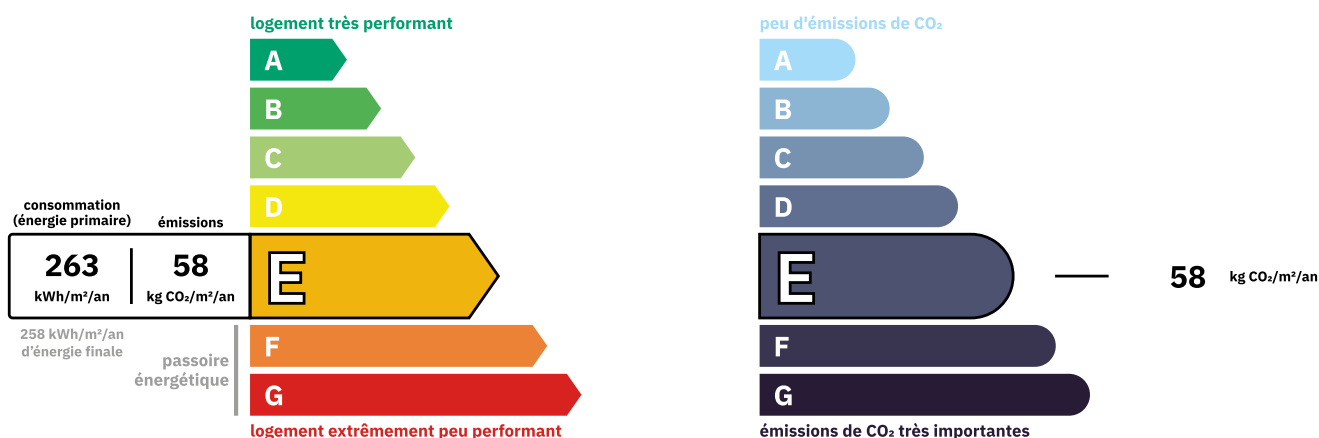
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

EXCEPTIONAL 1900 MAISON
EN PIERRE MEULIÈRE – QUIET
STREET, 2 TERRACES, GARAGE
– MALAKOFF 1KM PO...

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A45178GBR92

ENERGIE-DPE



Property **Energy consuming**
Estimated annual energy costs
between 2840 € and 3890€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A45178GBR92
FILE COMPLETE
AND PHOTOS
ON REQUEST

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