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## Quiet villa close to schools

Gleize , Rhône , Auvergne-Rhône-Alpes



# €549,000

inc. of agency fees

4 Beds   1 Baths   160 sqm   0.12 ha

Located in the town of Gleizé, in the immediate vicinity of schools and high schools, this villa from 2001 benefits from a living area of 160m<sup>2</sup> on a plot of 1200m<sup>2</sup>. From the entrance, the large living...

### At a Glance

<b>Reference</b>	MFH-EAL4185EL-1	<b>Near to</b>	Gleize	<b>Price</b>	€549,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	160 sqm
<b>Land</b>	0.12 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the town of Gleizé, in the immediate vicinity of schools and high schools, this villa from 2001 benefits from a living area of 160m<sup>2</sup> on a plot of 1200m<sup>2</sup>. From the entrance, the large living room with its open kitchen offers increased light thanks to its triple East / South / West exposure. The wood stove, located in the center of this room, will allow considerable savings in terms of heating. On the upper half-level, 3 bedrooms sharing a bathroom make up the sleeping area. As for the lower half-floor, the creation of a master suite with dressing room and bathroom has been cleverly thought out. A 15m<sup>2</sup> office with access to the

outside as well as a laundry room complete the package. The house also has an outbuilding including a single garage, a carport and a 25m<sup>2</sup> storage space. Light, calm and volume are the assets of this villa. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,310 and EUR1,860

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€549,000

## Key Information

Internal Area:	160 sqm
Land Area:	0.12 ha

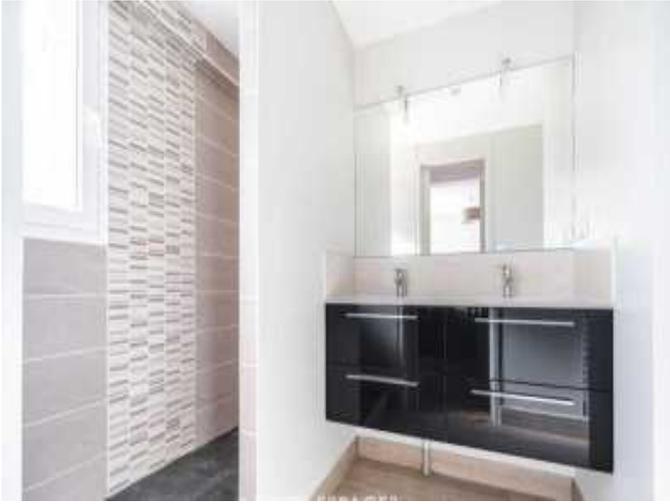
## Location: Auvergne-Rhône-Alpes



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