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Chic and cozy duplex with its private garden

Irigny , Rhône , Auvergne-Rhône-Alpes



€449,000

inc. of agency fees

3 Beds 151 sqm 0.03 ha

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At a Glance

Reference MFH-EAL5268

Bed 3

Land 0.03 ha

Near to Irigny

Pool No

Price €449,000

Hab.Space 151 sqm

Land Tax N/A

Property Description

Chic and cozy duplex with its private garden It is in a 16th century castle, renovated in 2018, that this charming apartment of 151m2 and its three bedrooms is located, completely renovated with great taste. From the entrance, the charm operates in the bright living room thanks to its volume as well as its French ceiling and its double exposure. The recessed kitchen is semi-open with its small pantry and is perfectly functional. Intelligently placed on a platform also serving as storage and hidden behind pretty custom-made doors, the master bedroom is adjoining the living room. It offers two large dressing rooms adapted to the space as well

as a small shower room optimizing this room bathed in light in the morning. A separate WC completes this level. The charm continues to operate on the second level, which is accessed by a staircase also optimized for storage. The two beautiful children's bedrooms offer exposed beams: a true haven of peace in the spirit of large cabins of 14 and 26 m² on the ground. The second bathroom is larger with a bathtub, a second toilet and a laundry area. A pleasant 250sqm offset garden with its 15sqm outbuilding can be used as a summer kitchen as well as an office/workshop for the more creative. 2 private parking spaces within the secure residence complete the accommodation. This small, secure and well-maintained condominium of 11 apartments promises you a privileged family living environment, 15 minutes from the center of Lyon Carrez surface area: 102 m² 15 of outbuilding. Bus stop 400m away, all amenities and schools in the town, possibility of swimming and walks along the Rhône nearby. ENERGY CLASS: D? CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, as of January 1: between EUR1,520 and EUR2,090 Although subject to co-ownership status : 11 lots. Co-ownership charge: 116/month
Condominiums of 11 units (No proceedings in progress).

Annual expenses : 1396 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Price	€449,000

Key Information

Internal Area:	151 sqm
Land Area:	0.03 ha

Location: Auvergne-Rhône-Alpes



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