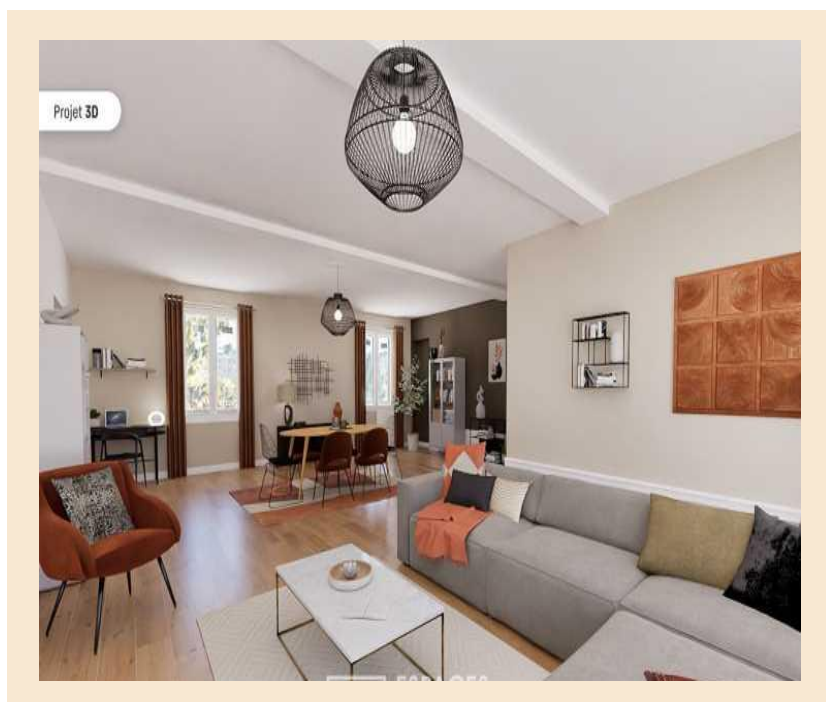


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## Character house with garden to renovate

Collonges Au Mont D Or , Rhône , Auvergne-Rhône-Alpes



**€540,000**  
inc. of agency fees

5 Beds 1 Baths 163 sqm 0.01 ha

Located in the town of Collonges-au-Mont d'Or, this 163m<sup>2</sup> house on several levels benefits from a 111m<sup>2</sup> garden and is located near the village center. The different possibilities of this house to renovate...

### At a Glance

<b>Reference</b>	MFH-EAL5652-3	<b>Near to</b>	Collonges Au Mont D Or	<b>Price</b>	€540,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	163 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the town of Collonges-au-Mont d'Or, this 163m<sup>2</sup> house on several levels benefits from a 111m<sup>2</sup> garden and is located near the village center. The different possibilities of this house to renovate are numerous and the layout can vary. Here is the development that could see the light of day after work. The entrance opens onto the 52m<sup>2</sup> living space located on the ground floor. This room consists of a living/dining room and an open kitchen. The first floor, dedicated to children, consists of 3 bedrooms of approximately

12m<sup>2</sup>, a bathroom and a WC. The second and last floor, designed for parents, consists of a 17m<sup>2</sup> bedroom with an 8m<sup>2</sup> dressing room. The last space, 12m<sup>2</sup>, has the possibility of becoming a 5th bedroom, an office, or a second storage space to complete the master suite. A bathroom and a toilet complete this level. The potential of the property, the location close to the center, the character and the garden are the assets of this property to be renovated. 2 outdoor parking spaces. Estimated budget for work on estimate (excluding kitchen and fitted storage): EUR140,000 Property not subject to the DPE

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€540,000

## Key Information

Internal Area:	163 sqm
Land Area:	0.01 ha
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



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