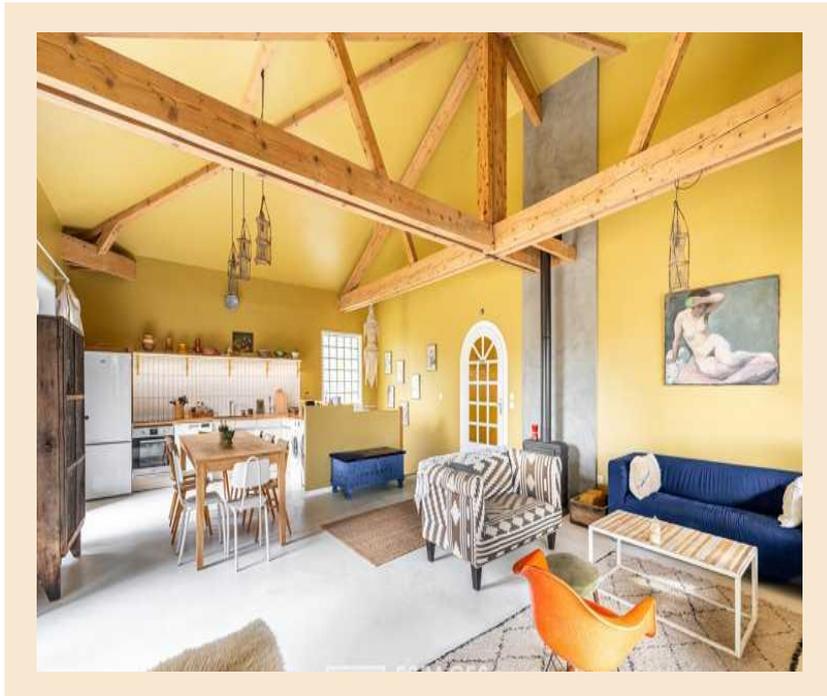


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Quiet renovated townhouse

Amplepuis , Rhône , Auvergne-Rhône-Alpes



€250,000

inc. of agency fees

4 Beds 169 sqm 0.05 ha

In the town of Amplepuis, this old house of 169m² was completely renovated in 2022 and takes place on a plot of 499m². The entrance, accessible via a beautiful wooden terrace, allows access to a first...

At a Glance

Reference	MFH-EAL5531-1	Near to	Amplepuis	Price	€250,000
Bed	4	Pool	No	Hab.Space	169 sqm
Land	0.05 ha			Land Tax	N/A

Property Description

In the town of Amplepuis, this old house of 169m² was completely renovated in 2022 and takes place on a plot of 499m².

The entrance, accessible via a beautiful wooden terrace, allows access to a first sleeping area where two large bedrooms of 22m² and 31m² each have their own bathroom.

A flight of steps leads to the upper floor. Here, kitchen, dining room and living room come together to form a

warm 49m² unit opening onto a large balcony with a clear view. The exposed framework and the wood stove bring character and warmth to this renovation enhanced by a polished concrete floor. Adjoining this space, two bedrooms of 11m² and 14m² share a bathroom.

Through the half-landing between the ground floor and the 1st floor, future guests could have access to a future terrace.

A 6-minute walk from the village center, this family home benefits from many advantages close to all amenities.

Street parking / No garage

Estimated amount of annual energy expenditure for standard use: between EUR2,160 and EUR2,960

Summary

Property type:	House
Bedrooms:	4
Price	€250,000

Key Information

Internal Area:	169 sqm
Land Area:	0.05 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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