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## Apartment in an old farmhouse in Vernaison

Charly , Rhône , Auvergne-Rhône-Alpes



# €549,000

inc. of agency fees

4 Beds      1 Baths      208 sqm

In the heart of a secure property, an old farmhouse houses this spacious 208sqm Carrez apartment (253.44sqm floor space) which extends over different levels with beautiful volumes. On the ground floor...

### At a Glance

<b>Reference</b>	MFH-EAL6153-2	<b>Near to</b>	Charly	<b>Price</b>	€549,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	208 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of a secure property, an old farmhouse houses this spacious 208sqm Carrez apartment (253.44sqm floor space) which extends over different levels with beautiful volumes. On the ground floor there is an entrance and access to a guest bedroom. This suite has a living room, a bathroom and a view of the garden. There follows a large room where boiler room, laundry room and summer kitchen have direct access to the garden area and 50sqm terrace. Independent toilets on this level. The sleeping area is upstairs, preceded

by a large hallway with, on either side, an office space, a closed dressing room, a master bedroom with large wall cupboards equipped with a double bathroom, contemporary and individual toilets with a view of the garden. A half-landing reveals a sublime, bright and through living room, of more than 65sqm, fitted out with a beautiful parquet-floored living room which gives way to a tiled kitchen open to the dining room. A few steps lead to the children's sleeping area with two nicely attic bedrooms which share a games room and a bathroom with toilet. The visit ends with the descent of stone stairs to a beautiful vaulted cellar of more than 22sqm. Parking has a private space in the courtyard of the property and the possibility of six other parking spaces. Architecture, wisteria and wooded garden for this modern property which offers an exceptionally serene and calm living environment for the entire household. Property subject to co-ownership status: 1 building 10 main lots and 16 secondary lots on 2 floors, including 20 residential lots 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, as of January 1: between EUR1710 and EUR2390 (Diagnostics established on 04/21/2023) Bus line 18 nearby.  
Condominiums of 26 units (No proceedings in progress).

Annual expenses : 2376.08 euros.

## Summary

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

## Key Information

Year Built:	1901
Internal Area:	208 sqm
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery









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