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Duplex loft with garden and swimming pool

Villeurbanne , Rhône , Auvergne-Rhône-Alpes



€670,000

inc. of agency fees

3 Beds

1 Baths

150 sqm

It is in Villeurbanne, close to all amenities and the round square of Montchat, that this renovated 150sqm loft with garden and swimming pool resulting from a beautiful rehabilitation is hidden away from...

At a Glance

Reference MFH-EAL5439-2

Bed 3

Near to Villeurbanne

Bath 1

Pool No

Price €670,000

Hab.Space 150 sqm

Land Tax N/A

Property Description

It is in Villeurbanne, close to all amenities and the round square of Montchat, that this renovated 150sqm loft with garden and swimming pool resulting from a beautiful rehabilitation is hidden away from the hustle and bustle of the city. The first level serves a magnificent spacious living room where the shed roof bears witness to its industrial past. A fitted American kitchen faces the living room and dining room. In a perfect extension, a garden of approximately 70sqm with swimming pool (4.5*2.2) allows you to imagine moments of conviviality and sharing. The ground floor also consists of a pantry/laundry room area and a WC. Access to

the second level is via a beautiful iron staircase. It is entirely devoted to the sleeping area enhanced by an overhead glass walkway. This includes a master bedroom with dressing room, 2 children's bedrooms, and an office space. An independent bathroom (with shower and bathtub) and a toilet complete this level.

Characterized by its volumes, its unstructured spaces and its beautiful materials, this loft with terrace has been tastefully designed. The calm and outdoor space are undoubtedly the assets of this exceptional loft. 2 private parking spaces. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between EUR1,310 and EUR1,810

Condominiums of 5 units (No proceedings in progress).

Annual expenses : 1388 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€670,000

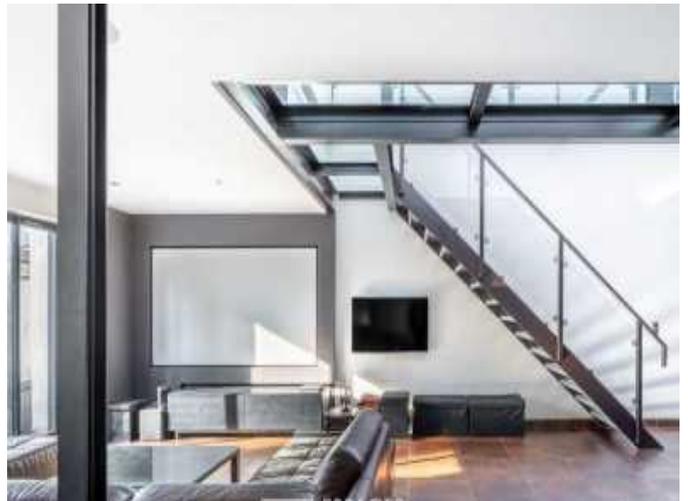
Key Information

Internal Area:	150 sqm
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



Gallery







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