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## Charming duplex with garden in the heart of the village

Grézieu La Varenne , Rhône , Auvergne-Rhône-Alpes



# €695,000

inc. of agency fees

5 Beds   1 Baths   168 sqm   0.12 ha

In the heart of the village of Grézieu-la-Varenne, at the end of a cul-de-sac, this 168m<sup>2</sup> duplex is located in a sumptuous bourgeois house and benefits from 1,200m<sup>2</sup> of land with a swimming pool. The ground...

### At a Glance

<b>Reference</b>	MFH-EAL6270-1	<b>Near to</b>	Grézieu La Varenne	<b>Price</b>	€695,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	168 sqm
<b>Land</b>	0.12 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of the village of Grézieu-la-Varenne, at the end of a cul-de-sac, this 168m<sup>2</sup> duplex is located in a sumptuous bourgeois house and benefits from 1,200m<sup>2</sup> of land with a swimming pool. The ground floor is entirely devoted to living rooms. In perfect alignment, the kitchen open to the dining room adjoins the living room area. The whole benefits from openings allowing access to the terrace. A laundry room and a bathroom

complete this first level. The wooden staircase leads to the sleeping area. Here, 5 bedrooms can accommodate families looking for space and a bathroom. The 1,200m<sup>2</sup> wooded garden is a true haven of peace as spring approaches. A vast terrace casts a knowing glance over the swimming pool below. Those who wish to work remotely benefit from a modern office at the entrance to the property with a direct view of the park through a large bay window. Between town and countryside, this exceptional property benefits from an ideal location in a green setting. - Bike room - Cellar - Carport - Garden shed Estimated amount of annual energy expenditure for standard use between EUR1,820 and EUR2,520

Condominiums of 3 units (No proceedings in progress).

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€695,000

## Key Information

Internal Area:	168 sqm
Land Area:	0.12 ha
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery







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