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## Duplex apartment with garden and terrace

Irigny , Rhône , Auvergne-Rhône-Alpes



**€395,000**

inc. of agency fees

4 Beds

115 sqm

0.01 ha

This superb duplex of 135 sqm is located in a quiet area, in the town of Irigny, bathed in light, with a private garden level of 90 sqm and a terrace. On the first floor, the living room, with a triple...

### At a Glance

**Reference** MFH-EAL6364

**Bed** 4

**Land** 0.01 ha

**Near to** Irigny

**Pool** No

**Price** €395,000

**Hab.Space** 115 sqm

**Land Tax** N/A

### Property Description

This superb duplex of 135 sqm is located in a quiet area, in the town of Irigny, bathed in light, with a private garden level of 90 sqm and a terrace. On the first floor, the living room, with a triple east-southwest exposure, offers a large bright space including a storage area, a living room and a fully equipped kitchen.

A pantry/laundry room cleverly completes this first part. This living space gives access to the sheltered terrace, ideal for enjoying the first rays of sunshine.

A beautiful wooden staircase leads to the sleeping area, made up of 4 bedrooms and a bathroom.

The quiet location, the careful decoration, as well as the exteriors make this duplex a unique and relaxing property.

ENERGY CLASS: B / CLIMATE CLASS: A

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 620 Euros and 890 Euros.

Condominiums of 4 units (No proceedings in progress).

Annual expenses : 120 euros.

## Summary

Property type: Apartment  
Bedrooms: 4  
Price: €395,000

## Key Information

Internal Area: 115 sqm  
Land Area: 0.01 ha

## Location: Auvergne-Rhône-Alpes



## Gallery











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