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Duplex with garden in an old farmhouse

Rillieux La Pape , Rhône , Auvergne-Rhône-Alpes



€330,000

inc. of agency fees

4 Beds 1 Baths 141 sqm 0.01 ha

Located in Rillieux Village, a few minutes walk from all amenities and just 15 minutes from Lyon, this 141 sqm duplex with garden is the result of the rehabilitation of an old farm. The entrance opens...

At a Glance

Reference	MFH-EAL6577	Near to	Rillieux La Pape	Price	€330,000
Bed	4	Bath	1	Hab.Space	141 sqm
Land	0.01 ha	Pool	No	Land Tax	N/A

Property Description

Located in Rillieux Village, a few minutes walk from all amenities and just 15 minutes from Lyon, this 141 sqm duplex with garden is the result of the rehabilitation of an old farm.

The entrance opens onto the main level, consisting of a first living room facing an independent kitchen and giving access to the first two bedrooms. This set is extended by a bucolic garden of 50 sqm, allowing you to enjoy the long summer evenings.

A bathroom and a separate toilet complete this level. A wooden staircase leads upstairs, where there is a second living room of 45 sqm, 4 meters high, with exposed framework. A mezzanine can also accommodate an additional bedroom.

The volumes, the potential and the brightness are undoubtedly the assets of this apartment. A 40 sqm garage completes this property.

Property subject to co-ownership status: 4 lots

Annual charges: EUR600 ENERGY CLASS: C / CLIMATE CLASS: A.

Estimated average amount of annual energy expenditure for standard use, established from local energy prices year 2021: between EUR1120 and EUR1570.

Condominiums of 4 units (No proceedings in progress).

Annual expenses : 600 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€330,000

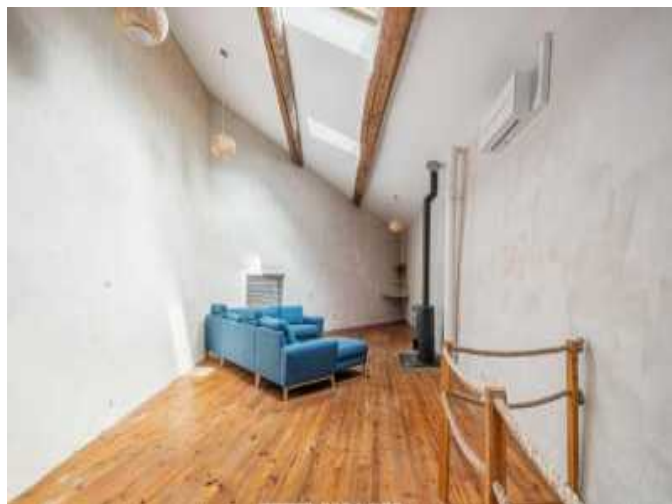
Key Information

Year Built:	1900
Internal Area:	141 sqm
Land Area:	0.01 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



Gallery







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