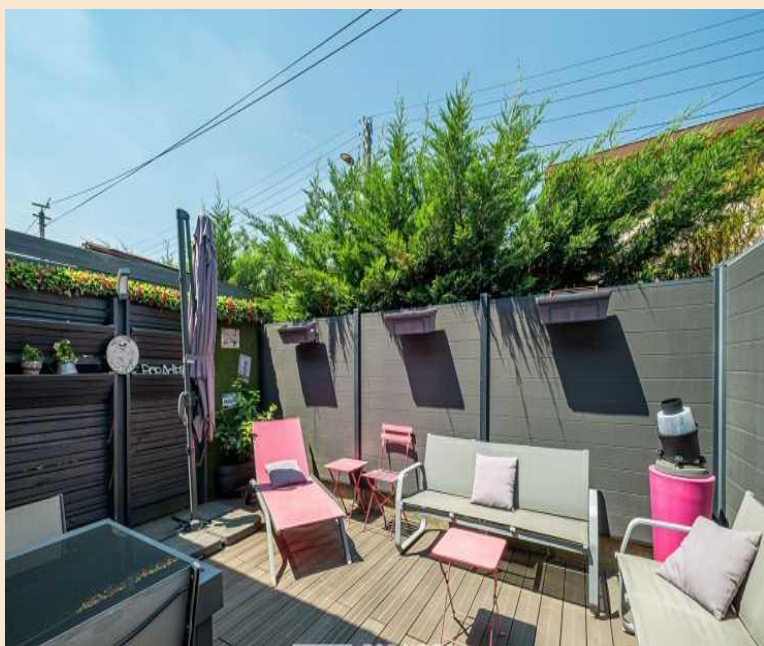


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## Loft in a former wallpaper factory

**Decines Charpieu , Rhône , Auvergne-Rhône-Alpes**



# €315,000

inc. of agency fees

2 Beds

92 sqm

In Décines, this Loft-type apartment (92.00sqm Carrez) on two levels has all the advantages of a detached house with a private terrace and two parking spaces. The entrance with dressing room opens onto...

### At a Glance

**Reference** MFH-EAL6911

**Near to** Decines Charpieu

**Price** €315,000

**Bed** 2

**Pool** No

**Hab.Space** 92 sqm

**Land Tax** N/A

### Property Description

In Décines, this Loft-type apartment (92.00sqm Carrez) on two levels has all the advantages of a detached house with a private terrace and two parking spaces. The entrance with dressing room opens onto a bright living room, thanks to its bay window and composed of an equipped kitchen open to a dining room, living room which continues into a private terrace on sunny days for a moment family or friends. On the ground floor there is a laundry room, a bathroom with shower and a toilet. Independent amenities, nicely tiled, with hand basin complete the level. A suspended metal staircase leads us to the sleeping area with two large

bedrooms, with roof window, one of which has a storage cupboard. Outdoor parking, secured by a gate, reserves two parking spaces. The profile of the detached house with exterior in a closed condominium, near the Grand Large, gives this apartment a real charming location. 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 EUR570 and EUR820 Additional information : - Air conditioning in living rooms, - Private terrace, - Gate, - Condominium charges: EUR131/quarter, - Land tax 2023: EUR944 BUS: 16, "Champ Blanc" stop 5 minutes walk, 79, "Décines" stop Accacias", 8 minutes by foot, Z13, "Bruyères" stop 10 minutes by foot or 2 minutes by car, 67, "Décines Gare" stop 5 minutes by car, TRAM: "Décines Gare" stop 5 minutes by car, Proximity: Center aquatic Camille Muffat, Sports park, Schools, Le Toboggan cultural hall, Grand Large 10 minutes away Condominiums of 12 units (Not subject to non-payment).

## Summary

Property type:	Apartment
Bedrooms:	2
Price	€315,000

## Key Information

Internal Area:	92 sqm
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery







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