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## Old renovated farmhouse with interior courtyard

**Ecully** , Rhône , Auvergne-Rhône-Alpes



# €649,000

inc. of agency fees

4 Beds   1 Baths   300 sqm   0.01 ha

Located in the town of Dardilly, near Lyon, this old renovated farmhouse of approximately 300m<sup>2</sup>, with its interior courtyard, is located in a quiet street not overlooked and 250m from the town center...

### At a Glance

|                  |             |                |        |                  |          |
|------------------|-------------|----------------|--------|------------------|----------|
| <b>Reference</b> | MFH-EAL8817 | <b>Near to</b> | Ecully | <b>Price</b>     | €649,000 |
| <b>Bed</b>       | 4           | <b>Bath</b>    | 1      | <b>Hab.Space</b> | 300 sqm  |
| <b>Land</b>      | 0.01 ha     | <b>Pool</b>    | No     | <b>Land Tax</b>  | N/A      |

### Property Description

Located in the town of Dardilly, near Lyon, this old renovated farmhouse of approximately 300m<sup>2</sup>, with its interior courtyard, is located in a quiet street not overlooked and 250m from the town center and amenities. . The courtyard of approximately 70 sqm allows moments of sunny relaxation and access to the garage and the house. The ground floor consists of a living room, facing SOUTH, to which is added a large kitchen with a

dining area and a TV area. A beautiful staircase leads upstairs where there is an office and 2 large bedrooms, each equipped with a large mezzanine allowing the office space to be separated from the sleeping area. A third master bedroom completes this level. The last level consists of a large bedroom. The location, brightness and volumes make this house a true haven of peace close to all amenities. ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 2300 and 3230 euros  
Condominiums of 1 units (No proceedings in progress).

## Summary

|                |           |
|----------------|-----------|
| Property type: | Apartment |
| Bedrooms:      | 4         |
| Bathrooms      | 1         |
| Price          | €649,000  |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 300 sqm |
| Land Area:     | 0.01 ha |
| Has a Garden   | Yes     |

## Location: Auvergne-Rhône-Alpes



## Gallery







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**C. BAUER – Sunday Times**

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