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

Grezieu La Varenne , Rhône , Auvergne-Rhône-Alpes



# €665,000

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 dead end, this 168m<sup>2</sup> duplex is located in a sumptuous bourgeois house and benefits from a plot of 1,200m<sup>2</sup> with swimming pool. Those who...

### At a Glance

<b>Reference</b>	MFH-EAL6270-2	<b>Near to</b>	Grezieu La Varenne	<b>Price</b>	€665,000
<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 dead end, this 168m<sup>2</sup> duplex is located in a sumptuous bourgeois house and benefits from a plot of 1,200m<sup>2</sup> with swimming pool. Those who like to work from home will benefit from a real 20m<sup>2</sup> outbuilding at the entrance to the property, housing a modern office with a direct view of the park through a large bay window. The ground floor is entirely devoted to

living areas. In perfect alignment, the kitchen open to the dining room adjoins the lounge area. The whole has openings allowing access to the terrace. A laundry room and a shower room 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 large terrace casts a knowing glance over the swimming pool below. Between town and countryside, this exceptional property benefits from an ideal location in a green setting.

- Bicycle storage
- Air-conditioned wine cellar
- Carport - Garden sheds
- Pellet stove - Photovoltaic panels

Estimated annual energy expenditure for standard use between EUR1,820 and EUR2,520

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Condominiums of 3 units (No proceedings in progress).

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€665,000

## Key Information

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

## Location: Auvergne-Rhône-Alpes



## Gallery









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**C. BAUER – Sunday Times**

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