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

Grézieu 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 168m² duplex is located in a sumptuous bourgeois house and benefits from a 1,200m² plot of land with a swimming pool....

At a Glance

| | | | | | |
|------------------|---------------|----------------|--------------------|------------------|----------|
| Reference | MFH-EAL6270-2 | Near to | Grézieu La Varenne | Price | €665,000 |
| Bed | 5 | Bath | 1 | Hab.Space | 168 sqm |
| Land | 0.12 ha | Pool | No | Land Tax | N/A |

Property Description

In the heart of the village of Grézieu-la-Varenne, at the end of a dead end, this 168m² duplex is located in a sumptuous bourgeois house and benefits from a 1,200m² plot of land with a swimming pool. Those who like to work from home will benefit from a real 20m² 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 the living rooms. 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 1,200m² wooded garden is a true haven of peace as spring approaches. A large terrace looks out over the swimming pool below. Between town and countryside, this exceptional property benefits from an ideal location in a green setting. - Bike storage - Air-conditioned wine cellar - Carport - Garden sheds - Wood pile Estimated annual energy costs for standard use between EUR1,820 and EUR2,520
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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