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## Apartment in an old farmhouse in Vernaison

Vernaison , Rhône , Auvergne-Rhône-Alpes



# €549,000

inc. of agency fees

4 Beds      1 Baths      208 sqm

In the heart of a secure property, a former farmhouse houses this spacious apartment of 208sqm carrez (253.44sqm on the ground) which evolves on different levels with beautiful volumes. On the ground...

### At a Glance

**Reference** MFH-EAL6153-3

**Bed** 4

**Near to** Vernaison

**Bath** 1

**Pool** No

**Price** €549,000

**Hab.Space** 208 sqm

**Land Tax** N/A

### Property Description

In the heart of a secure property, a former farmhouse houses this spacious apartment of 208sqm carrez (253.44sqm on the ground) which evolves on different levels with beautiful volumes. On the ground floor there is an entrance and access to an independent guest bedroom. This suite has a living room, a bathroom and a view of the garden. This is followed by a large room where the boiler room, laundry room and summer kitchen benefit from direct access to the garden area and terrace of 50sqm. Separate toilets on this level. The night area is upstairs, preceded by a large hallway with, on either side, an office space, a closed dressing

room, a master bedroom with large wall cupboards equipped with a double, contemporary bathroom and individual toilets with a view of the garden. A half-landing reveals a sublime, bright and dual-aspect living room of over 65sqm, fitted with a beautiful parquet-floored living room that gives way to a tiled kitchen open to the dining room. A few steps lead to the children's sleeping area with two beautifully attic bedrooms that share a games room and a bathroom with toilet. The visit ends with the descent of stone stairs to a beautiful vaulted cellar of over 22sqm. The parking has a private space in the courtyard of the property and the possibility of six other parking spaces. Architecture, wisteria and a wooded garden for this modern property which has an exceptionally serene and calm living environment for the entire household. Property subject to the status of co-ownership: 1 building 10 main lots and 16 secondary lots on 2 floors, including 20 residential lots ENERGY CLASS: C - CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, as of January 1: between EUR1,710 and EUR2,390 (Diagnostics established on 04/21/2023) Bus line 18 nearby. Condominiums of 26 units (No proceedings in progress).

Annual expenses : 2376.08 euros.

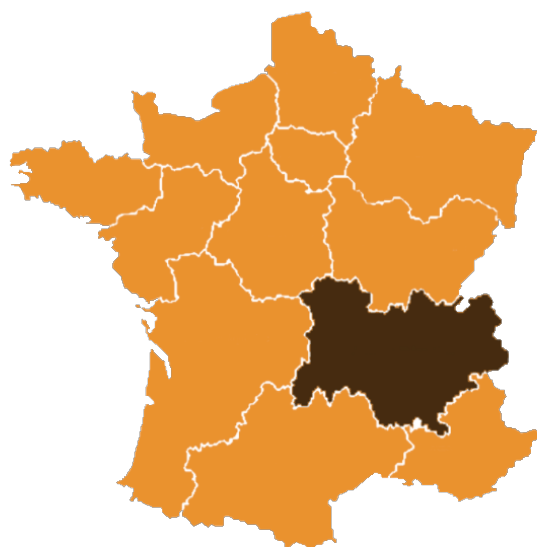
## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€549,000

## Key Information

Year Built:	1901
Internal Area:	208 sqm
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



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**C. BAUER – Sunday Times**

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