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## 1930s house with contemporary extension Tassin Bourg

Tassin La Demi Lune , Rhône , Auvergne-Rhône-Alpes



# €1,560,000

inc. of agency fees

4 Beds 1 Baths 200.87 sqm 0.13 ha

It is in the heart of a very quiet dead end, in the Bourg de Tassin, a stone's throw from the schools and the line leading to Gorge de Loup or Saint Paul,...

### At a Glance

<b>Reference</b>	MFH-EAL7478	<b>Near to</b>	Tassin La Demi Lune	<b>Price</b>	€1,560,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	200.87 sqm
<b>Land</b>	0.13 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

It is in the heart of a very quiet dead end, in the Bourg de Tassin, a stone's throw from the schools and the line leading to Gorge de Loup or Saint Paul, that stands this 1930 house of 200m<sup>2</sup> on three levels. Thanks to its contemporary extension designed in wood, the main floor benefits from a surface area of more than 90m<sup>2</sup>. It consists of a warm living room with its wood stove and a dining room with terrazzo tiles extending the

kitchen. A master suite and an office space are also on this level. To enjoy the green setting, two terraces connected by a balcony overlook the garden. The multiple openings bring in beautiful light and a fluid circulation between the interior and the exterior. The upper floor can be dedicated to the children, with its three bedrooms and its bathroom distributed around a hall. The ground floor is composed of a workshop, a studio, a cellar and a laundry room. In the heart of its large garden designed for convivial moments, the house benefits from a pétanque court, a wooden swimming pool and multiple terraces around each space, in a green setting. The location of the house in the heart of the village of Tassin and its environment provides an ideal setting for families. ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR3,260 and EUR4,460.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,560,000

## Key Information

Year Built:	1930
Internal Area:	200.87 sqm
Land Area:	0.13 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery







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