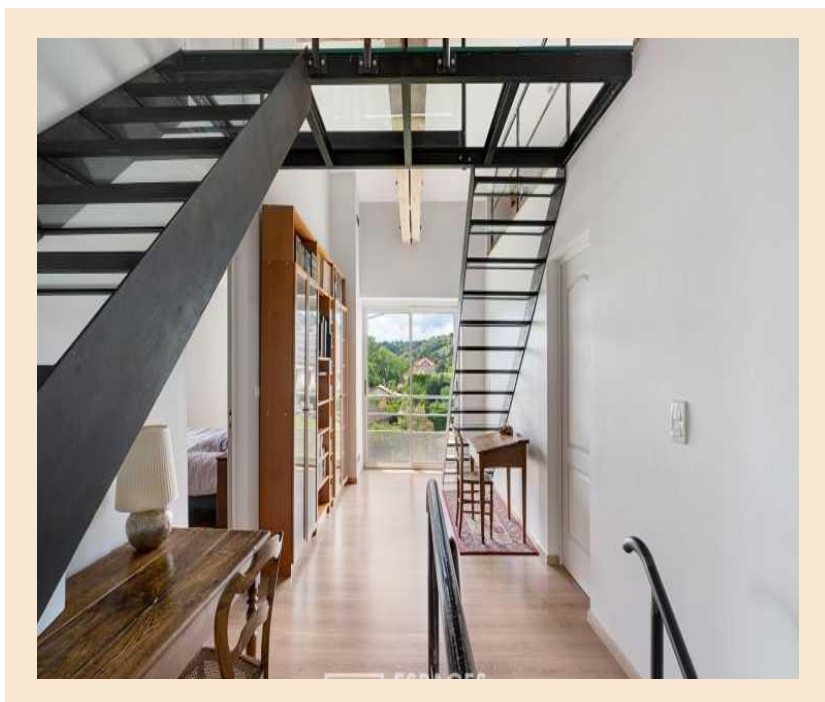


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Renovated house in the center of Miribel

Miribel , Ain , Auvergne-Rhône-Alpes



€649,900

inc. of agency fees

3 Beds 2 Baths 242 sqm 0.03 ha

Located close to all amenities, this house, which benefited from an architect's renovation in 2022, is located on a small street in the town of Miribel reserved for local residents. Its ideal location...

At a Glance

Reference	MFH-EAL7830	Near to	Miribel	Price	€649,900
Bed	3	Bath	2	Hab.Space	242 sqm
Land	0.03 ha	Pool	No	Land Tax	N/A

Property Description

Located close to all amenities, this house, which benefited from an architect's renovation in 2022, is located on a small street in the town of Miribel reserved for local residents.

Its ideal location allows you to reach the train station in 3 minutes, the Miribel park in 5 minutes on foot and access to the Part Dieu train station in 10 minutes by train.

Once past the entrance, a large living room of 72 m² bathed in light with an open kitchen is revealed. This gives access to the 300 m² garden carefully planted with trees, with a spacious 47m² terrace. This floor also has a laundry area, plenty of storage space and access to the garage. A beautiful metal staircase leads to a hallway of over 20m² which distributes 2 suites each comprising a toilet as well as a shower room and a bathroom respectively. The last level is served by 2 staircases made of metal and glass, materials that give it a resolutely contemporary look. This last level has a last bedroom with shower room as well as a charming open space that could easily serve as an office or spare bedroom.

The careful renovation, the development possibilities, the charm and the location of this house make it a property to see in this sector.

ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2022: between EUR1,330 and EUR1,860

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€649,900

Key Information

Internal Area:	242 sqm
Land Area:	0.03 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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C. BAUER – Sunday Times

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