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## Old renovated farmhouse with interior courtyard

**Dardilly** , Rhône , Auvergne-Rhône-Alpes



# €630,000

inc. of agency fees

4 Beds   1 Baths   300 sqm   0.01 ha

Located in the town of Dardilly, near Lyon, this renovated old farmhouse of approximately 300m<sup>2</sup>, with its interior courtyard, is located in a quiet street with no vis-à-vis and 250m from the town center...

### At a Glance

<b>Reference</b>	MFH-EAL4374EL-4	<b>Near to</b>	Dardilly	<b>Price</b>	€630,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	300 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the town of Dardilly, near Lyon, this renovated old farmhouse of approximately 300m<sup>2</sup>, with its interior courtyard, is located in a quiet street with no vis-à-vis and 250m from the town center and amenities. The courtyard of approximately 70 sqm allows sunny moments of relaxation and access to the garage and the house. The ground floor consists of a living room, facing SOUTH, to which is added on the one hand a large

kitchen with dining area and on the other hand a TV area. A beautiful staircase leads to the first floor where there is an office and 2 large bedrooms each equipped with a large mezzanine allowing the office space to be separated from the sleeping area. A third master bedroom completes this level. The last level consists of a large bedroom. The location, the brightness and the volumes make this house a true haven of peace close to all amenities. ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between 2300 and 3230 euros

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Condominiums of 1 units (No proceedings in progress).

### Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€630,000

### Key Information

Internal Area:	300 sqm
Land Area:	0.01 ha
Has a Garden	Yes

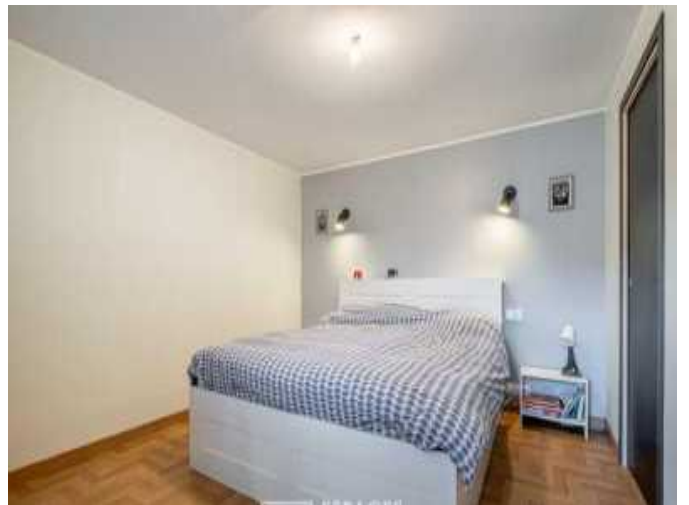
### Location: Auvergne-Rhône-Alpes



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