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## Characterful townhouse with contemporary renovation with garden and garage...

**Saint Romain Au Mont D Or , Rhône , Auvergne-Rhône-Alpes**



# €899,000

inc. of agency fees

6 Beds   1 Baths   248 sqm   0.02 ha

Located in the center of Saint-Romain-au-Mont d'Or, this old town house of 248m<sup>2</sup> has been completely renovated and benefits from a garden of 203m<sup>2</sup>. The entrance to the property opens onto a private courtyard...

### At a Glance

<b>Reference</b>	MFH-EAL8004	<b>Near to</b>	Saint Romain Au Mont D Or	<b>Price</b>	€899,000
<b>Bed</b>	6	<b>Bath</b>	1	<b>Hab.Space</b>	248 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the center of Saint-Romain-au-Mont d'Or, this old town house of 248m<sup>2</sup> has been completely renovated and benefits from a garden of 203m<sup>2</sup>. The entrance to the property opens onto a private courtyard distributing the different spaces of the house. The main room consists of a cathedral living room with a

certain charm as well as a large contemporary kitchen that can accommodate meals for large families. In the extension, a bay window opens onto a covered terrace. On the same level, a master suite takes place like a hotel suite with a sleeping area, a bathroom with bathtub and shower as well as a fitted dressing room. A bedroom with its own bathroom completes the whole. The first floor consists of two bedrooms each with their own bathroom. On the lower level, a large games room, cinema lounge is completed by two last bedrooms and two bathrooms. A large garage with its laundry room. A garden of 203m<sup>2</sup> A courtyard of 33m<sup>2</sup>. ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR2,540 and EUR3,480

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€899,000

## Key Information

Internal Area:	248 sqm
Land Area:	0.02 ha
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery







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