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Character house in the center of Chasselay

Chasselay , Rhône , Auvergne-Rhône-Alpes



€675,000

inc. of agency fees

4 Beds 2 Baths 165 sqm 0.03 ha

Nestled in the heart of the village of Chasselay, this 165 sqm house seduces with its character and its western exposure. Spread over two levels, it combines the charm of the old with modern comfort thanks...

At a Glance

Reference	MFH-EAL7988	Near to	Chasselay	Price	€675,000
Bed	4	Bath	2	Hab.Space	165 sqm
Land	0.03 ha	Pool	No	Land Tax	N/A

Property Description

Nestled in the heart of the village of Chasselay, this 165 sqm house seduces with its character and its western exposure.

Spread over two levels, it combines the charm of the old with modern comfort thanks to a quality renovation. The ground floor highlights a vast living space. Past the practical entrance with its numerous storage spaces, the living room, the dining room and the open kitchen are in an open space of approximately 60 sqm.

A bay window provides access to a beautiful shaded terrace, which becomes a real additional room on sunny days. A storeroom and toilet complete this level. Upstairs is the sleeping area, comprising three bedrooms that share a bathroom with shower, as well as a spacious master suite with bathroom, dressing room and office.

Outside, the enclosed garden, sheltered from view, creates a real cocoon where you can enjoy the calm of this residential area.

Outbuildings house a workshop, a cellar and the laundry room.

Benefiting from an ideal location, close to all amenities, and having been carefully renovated, this house will delight a family looking for peace and practicality.

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,560 and EUR2,160

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€675,000

Key Information

Year Built:	1800
Internal Area:	165 sqm
Land Area:	0.03 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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