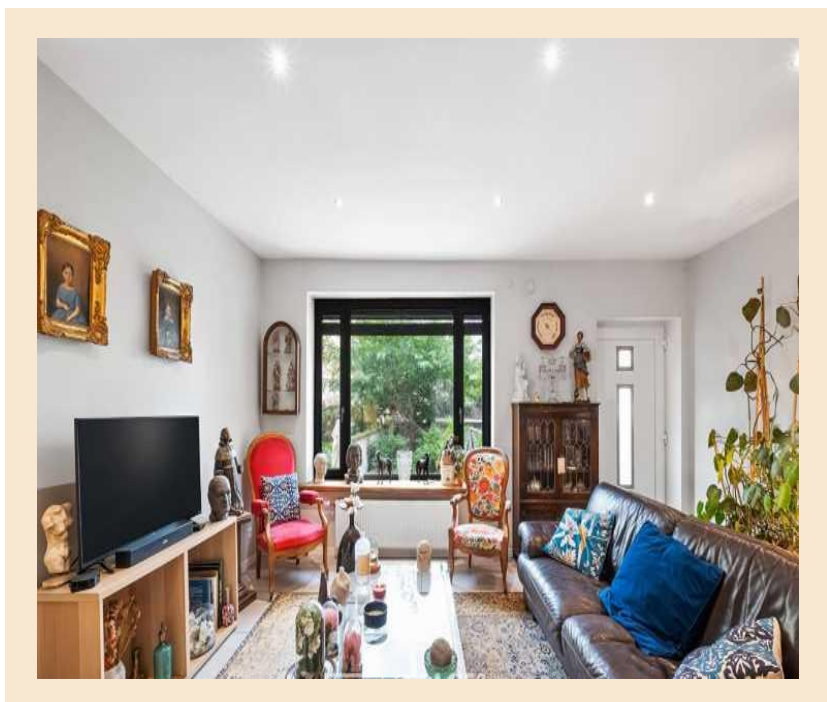


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## Charming house near Moulin à Vent

Venissieux , Rhône , Auvergne-Rhône-Alpes



# €500,000

inc. of agency fees

4 Beds   1 Baths   150 sqm   0.02 ha

Nestled in a quiet street in the popular Moulin à Vent area, this fully renovated 150 sqm former 1930s townhouse seduces with its perfect combination of modern comfort and old-world charm. Set on carefully...

### At a Glance

<b>Reference</b>	MFH-EAL8694	<b>Near to</b>	Venissieux	<b>Price</b>	€500,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	150 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Nestled in a quiet street in the popular Moulin à Vent area, this fully renovated 150 sqm former 1930s townhouse seduces with its perfect combination of modern comfort and old-world charm.

Set on carefully landscaped grounds, it features a superb heated salt pool and outdoor spaces designed for relaxation. Just a ten-minute walk from the tram and a twenty-minute bike ride from Place Bellecour via the cycle path, it offers an ideal balance between calm and accessibility.

From the entrance, the 50 sqm living room bathed in light invites you to socialize with its elegant and functional open kitchen. Upstairs, the sleeping area offers a master suite with bathroom with shower and bathtub, a 20 sqm modular bedroom and a separate shower room.

On the top level, a cozy bedroom with storage and adjoining shower room completes the ensemble. A semi-basement accommodates a bright bedroom and a laundry room.

Outside, the garden offers a green space where the heated swimming pool blends in harmoniously, accompanied by various storage spaces. Ideally located, this house combines serenity and practicality, close to schools, shops and transport. A careful renovation and a rare living environment, to discover without delay.

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the years 2021, 2022, 2023: between EUR1,530 and EUR2,120

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€500,000

## Key Information

Year Built:	1920
Internal Area:	150 sqm
Land Area:	0.02 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Auvergne-Rhône-Alpes



# Gallery





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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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