

# **Renovated house in the center of Miribel**

Miribel, Ain, Auvergne-Rhône-Alpes





### At a Glance

Reference	MFH-EAL7830-1	Near to	Miribel	Price	€649,000
Bed	3	Bath	2	Hab.Spac	<b>e</b> 184 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.

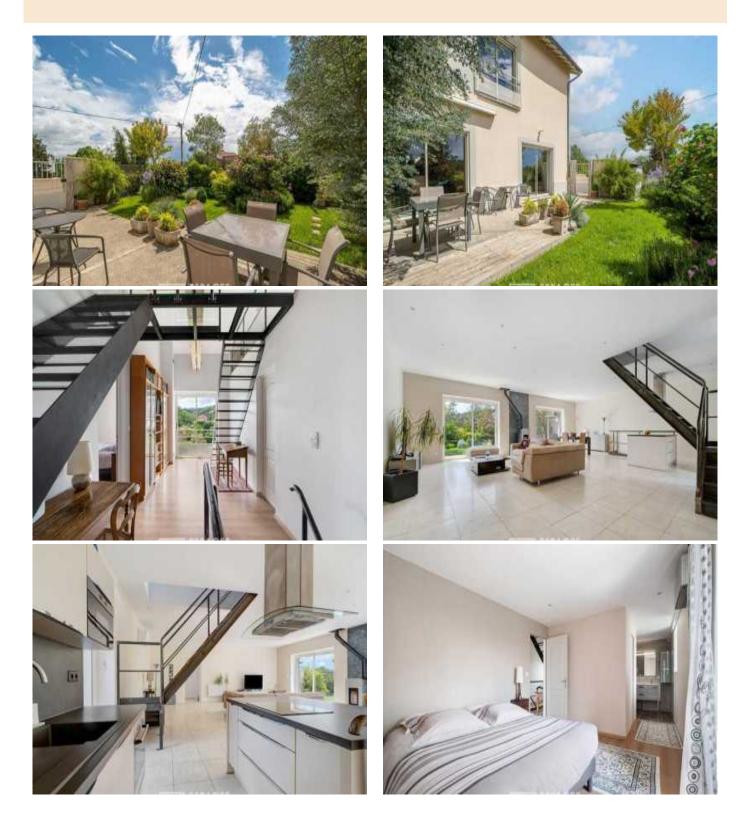
ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2022: between EUR1,330 and EUR1,860

Summary		<b>Key Information</b>	
Property type:	House	Internal Area:	184 sqm
Bedrooms:	3	Land Area:	0.03 ha
Bathrooms	2	Has a Garden	Yes
Price	€649,000		

# Location: Auvergne-Rhône-Alpes



# Gallery







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