

## Townhouse full of charm in the heart of Saint Rambert

**Lyon , Rhône , Auvergne-Rhône-Alpes**



**€750,000**

inc. of agency fees

4 Beds

227 sqm

It is in the heart of the ancient village of Saint-Rambert that this pretty town house of 227 m2 is located. From the large, bright entrance serving an office as well as a well-appointed laundry area,...

### At a Glance

**Reference** MFH-EAL7705

**Bed** 4

**Near to** Lyon

**Pool** No

**Price** €750,000

**Hab.Space** 227 sqm

**Land Tax** N/A

### Property Description

It is in the heart of the ancient village of Saint-Rambert that this pretty town house of 227 m2 is located. From the large, bright entrance serving an office as well as a well-appointed laundry area, you feel the authentic and cozy soul of the place. The main living rooms are on the first floor: a fitted kitchen with its beautiful central island opens onto the 15sqm terrace, out of sight. The living room area also communicates

with the outside through a large bay window. It offers a beautiful fireplace as well as a library corner which gives it charm and its double exposure. On this same level we find a master suite with its pretty and spacious bathroom. The charming, intimate terrace with its wall-mounted barbecue will satisfy outdoor desires and the possibility of eating outside. The careful and cozy renovation of the house will finally convince. Above are 3 very bright bedrooms, two of which are attic and one with a dressing area, all of a good size giving this floor a perfect level to accommodate children or visiting friends. The second equally charming bathroom with its double sink and the third WC are found here. This town house also has great assets for artists, DIYers and wine lovers with a large 39sqm workshop, as well as a 13sqm underground cellar. It is just waiting for your personal touch to make it an exceptional place to live. ENERGY CLASS: C / CLIMATE CLASS: A  
Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1310 and 1800 euros.

## Summary

Property type: Apartment  
Bedrooms: 4  
Price €750,000

## Key Information

Internal Area: 227 sqm

## Location: Auvergne-Rhône-Alpes



## Gallery













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**S. and L. BROWN**



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