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Beautiful old renovated Duplex with garden in a stone building

Craponne , **Rhône** , **Auvergne-Rhône-Alpes**



€350,000

inc. of agency fees

3 Beds 1 Baths 105 sqm 0.01 ha

Located in the town of Saint-Genis-Les-Ollières, on the Craponne limit, close to all amenities, this beautiful old completely renovated duplex of 105m² (98m² Carrez) is located on the 1st floor of a stone...

At a Glance

Reference	MFH-EAL4305EL-2	Near to	Craponne	Price	€350,000
Bed	3	Bath	1	Hab.Space	105 sqm
Land	0.01 ha	Pool	No	Land Tax	N/A

Property Description

Located in the town of Saint-Genis-Les-Ollières, on the Craponne limit, close to all amenities, this beautiful old completely renovated duplex of 105m² (98m² Carrez) is located on the 1st floor of a stone building from 1830. It is via a staircase that you access the main level of the apartment where there is a sumptuous living room/dining room, magnified by its cathedral ceiling, its period fireplace and its beautiful beams and exposed

stones. The spacious independent kitchen is fully equipped and furnished. On the night side, two bedrooms, one of which has its own shower, share a bathroom and a separate toilet. The mezzanine accommodates a guest bedroom or an office with plenty of storage space in the attic. A non-adjoining garden of approximately 100m2 will allow you to enjoy the beautiful summer days and for those with a green thumb to enjoy a beautiful space for a vegetable garden. The charm of the old, the brightness and the beautiful volumes make this property a real "favorite". - A large cellar - Two parking spaces Although subject to co-ownership status: 6 Annual charges: EUR922 ENERGY CLASS: E / CLIMATE CLASS: B Condominiums of 6 units (No proceedings in progress).

Annual expenses : 992 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€350,000

Key Information

Year Built:	1830
Internal Area:	105 sqm
Land Area:	0.01 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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