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## House with garden

Anse , Rhône , Auvergne-Rhône-Alpes



**€479,000**

inc. of agency fees

4 Beds    1 Baths    144 sqm    0.1 ha

Located in the town of Anse, close to transport and schools, this villa has a living area of 144 m2 on a plot of 1013 m2. The ground floor is made up of 2 bedrooms, an office and a bathroom. This part,...

### At a Glance

|                  |                 |                |      |                  |          |
|------------------|-----------------|----------------|------|------------------|----------|
| <b>Reference</b> | MFH-EAL4148EL-2 | <b>Near to</b> | Anse | <b>Price</b>     | €479,000 |
| <b>Bed</b>       | 4               | <b>Bath</b>    | 1    | <b>Hab.Space</b> | 144 sqm  |
| <b>Land</b>      | 0.1 ha          | <b>Pool</b>    | No   | <b>Land Tax</b>  | N/A      |

### Property Description

Located in the town of Anse, close to transport and schools, this villa has a living area of 144 m2 on a plot of 1013 m2. The ground floor is made up of 2 bedrooms, an office and a bathroom. This part, with its independent entrance, can be converted into an independent apartment or even into premises for liberal professionals. The first floor, for its part, consists of a living-dining room and an independent kitchen, both opening onto the terrace. Also on this level, there are 2 bedrooms as well as a bathroom. On the outbuildings side, a single garage and a carport complete the package. Increased exposure, development possibilities and

location are the strong points of this property. DPE in progress.

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 4        |
| Bathrooms      | 1        |
| Price          | €479,000 |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 144 sqm |
| Land Area:     | 0.1 ha  |

## Location: Auvergne-Rhône-Alpes





## Gallery









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