

Renovated house with quiet outbuilding

Craponne, Rhône, Auvergne-Rhône-Alpes





5 Beds **1** Baths **243** sqm **0.13** ha

Ideally located in the heart of Craponne at the end of an impasse, a few steps from shops and transport, this family house of 178m2 renovated in 2013 develops a plot of 1281m2 and has a magnificent outbuilding...

At a Glance

Reference	MFH-EAL4338EL-1	Near to	Craponne	Price	€1,150,000
Bed	5	Bath	1	Hab.Spac	e 243 sqm
Land	0.13 ha	Pool	Yes	Land Tax	x N/A

Property Description

Ideally located in the heart of Craponne at the end of an impasse, a few steps from shops and transport, this family house of 178m2 renovated in 2013 develops a plot of 1281m2 and has a magnificent outbuilding built in 2013 with a wooden frame of 118m2, thought of as a true second home. The entrance to the main house opens onto an entrance hall serving on one side, the living space composed of a warm living room with its solid parquet floor and its beautiful fireplace, a spacious and bright independent kitchen welcoming the dining room and its pantry. Large openings allow access to the green and wooded garden. On the opposite

side, a flight of stairs leads to the sleeping area where two beautiful bedrooms and an office share a bathroom. A third bedroom of 28m2, seen as a master suite with its own bathroom and large dressing room completes this level. In the basement, there is a laundry room and an additional bedroom with bathroom for receiving guests. On the exterior side, a garden with several terraces and a swimming pool invites you to relax and enjoy convivial moments outdoors. The sumptuous outbuilding of 118m2 (65m2 Carrez) with its mezzanine of 44m2 and its workshop of 9m2 will be perfectly suited for people looking for a space for a liberal activity or a family project to accommodate parents or blended families. Cathedral ceiling, spacious rooms, underfloor heating, BSO (Orientable Sun Shade), BBC standard, kitchen, toilet and attic, all the comforts of modern living are combined. The central location, the generous volumes, the absolute calm not overlooked and the rarity of having two houses on the same plot, make this property an exceptional property which constitutes a perfect combination of modern comfort and privileged location. A double garage of 39m2 An air-conditioned wine cellar of 6m2 Technical room of 4m2 Japanese basin 12 photovoltaic panels and 3 solar panels External insulation in 2019 Triple-glazed aluminum windows in 2020 Water softener ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between 1270 and 1770

Summary		Key Information	
Property type:	House	Internal Area:	243 sqm
Bedrooms:	5	Land Area:	0.13 ha
Bathrooms	1	Has a Garden	Yes
Price	€1,150,000	Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes





Gallery













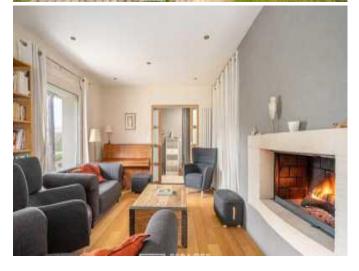














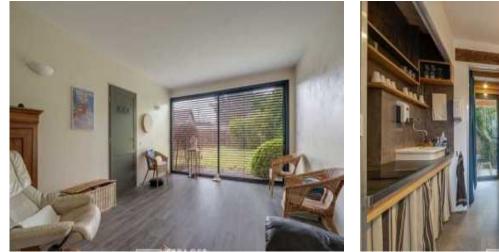














THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Mail yorkshire Post FRENCH

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours 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.

For more information take a look at our buying guide, our french mortgage and euro currency exchange pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask. **C. BAUER – Sunday Times**

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved