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Renovated house with quiet outbuilding

Craponne , Rhône , Auvergne-Rhône-Alpes



€1,150,000

inc. of agency fees

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.Space	243 sqm
Land	0.13 ha	Pool	Yes	Land Tax	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

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,150,000

Key Information

Internal Area:	243 sqm
Land Area:	0.13 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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