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## Renovated house in the center of the village

**Couzon Au Mont D Or , Rhône , Auvergne-Rhône-Alpes**



**€599,000**

**inc. of agency fees**

**5 Beds   1 Baths   184 sqm   0.07 ha**

Located in the very center of the very dynamic town of Couzon au Mont d'Or, a few meters from the church and all its amenities, this fully renovated house...

### At a Glance

<b>Reference</b>	MFH-EAL4025EL-3	<b>Near to</b>	Couzon Au Mont D Or	<b>Price</b>	€599,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	184 sqm
<b>Land</b>	0.07 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the very center of the very dynamic town of Couzon au Mont d'Or, a few meters from the church and all its amenities, this fully renovated house of 184m<sup>2</sup> is built on a plot of 715m<sup>2</sup>. The entrance opens onto a main level where the living room of more than 60m<sup>2</sup>, the true central core of this house, consists of a fully equipped contemporary kitchen facing a huge living / dining room, all illuminated by four large windows, thus bringing to this room a constant luminosity. A corridor serves a first bedroom, a shower room and a real master suite with dressing room and private bathroom. The lower level accommodates, for its part, a real summer kitchen and two additional bedrooms sharing a large shower room. A last attic level of 105sqm (including 29sqm carrez) can also be renovated to create an additional bedroom, a games room or a home cinema lounge according to the desires. The renovation, the brightness and the location in the town center are, without a doubt, the assets of this house. A double garage. Parking for several vehicles in the courtyard. ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021: between 2230 and 3060 EUR

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€599,000

Key Information

Internal Area:	184 sqm
Land Area:	0.07 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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**S. and L. BROWN**



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