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## Renovated townhouse with garden, in the heart of Vourles

Vourles , Rhône , Auvergne-Rhône-Alpes



€520,000

inc. of agency fees

3 Beds 1 Baths 128 sqm 0.01 ha

Nestled in the heart of Vourles, this 128 m<sup>2</sup> townhouse charms with its successful blend of old-world character and contemporary comfort. Renovated in...

### At a Glance

Reference MFH-EAL10384

Near to Vourles

Price €520,000

Bed 3

Bath 1

Hab.Space 128 sqm

Land 0.01 ha

Pool No

Land Tax N/A

### Property Description

Nestled in the heart of Vourles, this 128 m<sup>2</sup> townhouse charms with its successful blend of old-world character and contemporary comfort. Renovated in 2018, it offers a functional and inviting living environment, just steps from schools, the park, and local amenities. Its private 70 m<sup>2</sup> enclosed garden and lack of overlooking neighbors make it a rare find in this sought-after area.

The entrance opens directly onto a pleasant living room, where the pellet stove adds a warm and cozy touch. Just beyond, a fully equipped separate kitchen helps maintain a clear division between living spaces. A laundry area completes this level, providing practical storage.

Upstairs, three bright bedrooms feature custom-built storage and air conditioning, ensuring both comfort and privacy. A fourth bedroom can be arranged to suit your needs. A dedicated relaxation lounge and an office space complete this floor, offering a smooth layout ideal for family life or remote work.

Outside, the landscaped garden with no overlooking views is a true haven?perfect for enjoying sunny days in total peace. A terrace extends the living area, creating a perfect spot for outdoor dining. A 10 m<sup>2</sup> lean-to offers additional storage space. For parking, a carport and a garage make daily life easier.

Set in a quiet environment while still enjoying immediate access to town center facilities, this home elegantly combines character and modernity. A rare opportunity for those looking for a unique property that blends authenticity with quality of life.

Energy rating (DPE): In progress

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€520,000

Key Information

Internal Area:	128 sqm
Land Area:	0.01 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



## Gallery







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**S. and L. BROWN**



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