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1930s house in Rillieux La Pape (Crépieux)

Rillieux La Pape , Rhône , Auvergne-Rhône-Alpes



€549,000

inc. of agency fees

5 Beds 1 Baths 194 sqm 0.1 ha

In Crépieux, in a sought-after residential area and in the quiet of a cul-de-sac, discover this charming house dating from the 1930s, full of character...

At a Glance

Reference	MFH-EAL10475-1	Near to	Rillieux La Pape	Price	€549,000
Bed	5	Bath	1	Hab.Space	194 sqm
Land	0.1 ha	Pool	No	Land Tax	N/A

Property Description

In Crépieux, in a sought-after residential area and in the quiet of a cul-de-sac, discover this charming house dating from the 1930s, full of character and surrounded by greenery.

Located on a flat, wooded plot of 1000 sqm, it has a floor area of 194 sqm spread over three levels, offering generous volumes and great potential. The ground floor houses a separate kitchen, a cozy living room with a wood-burning stove, a bedroom that can be used as an office, and a toilet. An internal staircase leads to the first floor, where there are four bedrooms, a bathroom, and a separate toilet.

The top level, under insulated and converted attic space, offers a large bedroom with open views, a multipurpose space that can be used as a dormitory, games room, or office, as well as a shower room. The house, very well maintained, will however require some modernization work to reveal its full potential. It has two independent entrances, offering the possibility of creating two living quarters or a separate professional space. A large 70 sqm basement cellar, a closed garage and a beautiful flat garden complete this rare property in the area.

An opportunity not to be missed by lovers of authenticity and tranquility.

ENERGY CLASS: E / CLIMATE CLASS: E Estimated average annual energy expenditure for standard use, based on January 2021 prices: between EUR2,890 and EUR3,960.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€549,000

Key Information

Year Built:	1930
Internal Area:	194 sqm
Land Area:	0.1 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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