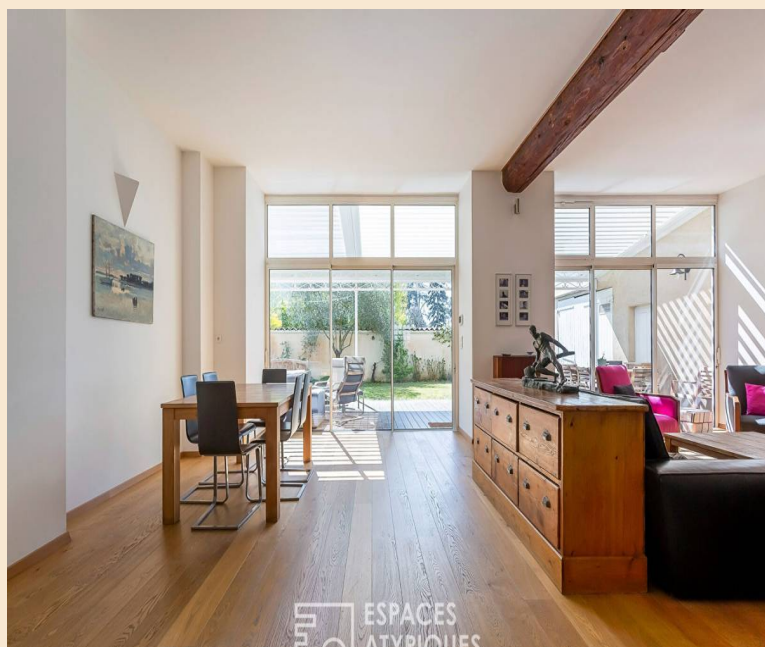


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Like a house in the heart of Tassin-Bourg

Tassin La Demi Lune , Rhône , Auvergne-Rhône-Alpes



€660,000

inc. of agency fees

3 Beds 179 sqm 0.01 ha

Hidden behind a discreet door, out of sight in a sought-after residential area of Tassin, this rare property of over 180m2 feels like a home, within a...

At a Glance

Reference MFH-EAL11035-1

Bed 3

Land 0.01 ha

Near to

Tassin La Demi
Lune

Pool

No

Price €660,000

Hab.Space 179 sqm

Land Tax N/A

Property Description

Hidden behind a discreet door, out of sight in a sought-after residential area of Tassin, this rare property of over 180m² feels like a home, within a small, intimate co-ownership. From the entrance, the charm works: the garden, like a secret patio, with its wooden terrace sheltered under an elegant bioclimatic pergola, extends the interior spaces and invites you to an art of living indoors and outdoors from the first rays of sun. Facing south, the large living room, with beautiful volumes, unfolds opposite the open kitchen. On the ground floor, there is a beautiful master suite with dressing room and shower room; on the other hand, the children's area with 2 bedrooms, a shower room, office space or storage space as needed. Laundry room and back kitchen complete the comfort of this cocoon. A garage and two parking spaces (extra: EUR30,000) complete the features. Optionally, an independent 28 sqm studio with exterior can also be acquired: ideal for a rental project, a teleworking space, an artist's studio or even a fourth bedroom depending on your wishes. An atypical living space, in absolute calm, to discover as a confidential interlude in the heart of urban life. Property subject to the status of co-ownership: 7 lots including 5 residential lots. ENERGY CLASS: C / CLIMATE CLASS: C
Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR2,460 and EUR3,380
Condominiums of 7 units (No proceedings in progress).

Annual expenses : 283 euros.

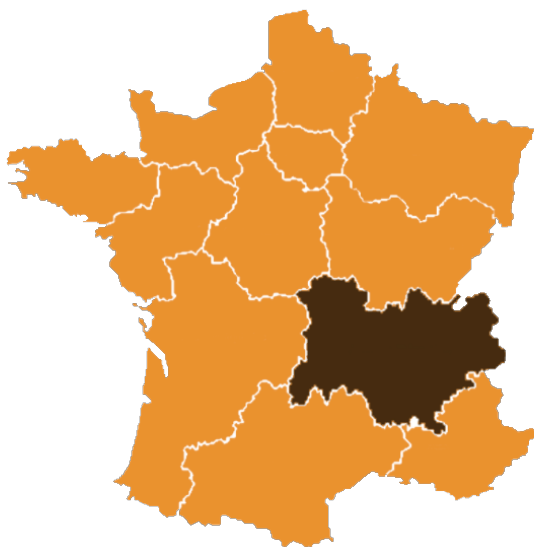
Summary

Property type:	Apartment
Bedrooms:	3
Price	€660,000

Key Information

Internal Area:	179 sqm
Land Area:	0.01 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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C. BAUER – Sunday Times

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S. and L. BROWN



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