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## Renovated 1800 building in the heart of Tassin le Bourg

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



# €1,495,000

**inc. of agency fees**

**4 Beds   2 Baths   260 sqm   0.09 ha**

Located in the highly sought-after Tassin le Bourg neighborhood, in the immediate vicinity of the train station and the Saint Joseph and Saint Claude...

### At a Glance

**Reference** MFH-EAL10708-1

**Bed** 4

**Land** 0.09 ha

**Near to**

Tassin La Demi  
Lune

**Bath**

2

**Pool**

Yes

**Price** €1,495,000

**Hab.Space** 260 sqm

**Land Tax** N/A

### Property Description

Located in the highly sought-after Tassin le Bourg neighborhood, in the immediate vicinity of the train station and the Saint Joseph and Saint Claude schools, in a quiet setting, this 260sqm house is a true haven of peace. Completely invisible from the street, this beautiful building features a Provençal-inspired garden with a swimming pool and terrace. Inside, the 1800s property has benefited from two more contemporary extensions bringing volume and modernity to the existing structure. On the ground floor, the entrance leads to a cozy double living room with a fireplace and library, as well as the dining room and a beautiful fitted kitchen, bathed in light. Another entrance, revealing all the character of the house, provides access to these rooms as well as the laundry room. A pleasant west-facing patio extends the living room. The first level has three bedrooms, all with a shower room or bathroom, as well as a games room or viewing room. The various accesses and circulation make this the perfect floor for children. The master floor of nearly 80m<sup>2</sup> on the top level, reveals a beautiful bedroom, an office, a large dressing room and a bathroom with shower and bathtub. All the windows of the house overlook the bucolic garden. An attic and an open garage that can accommodate 2 cars, complete the property. A real favorite, this house will delight its future guests looking for tranquility in the most sought-after district of Tassin. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from January 2021 prices: between EUR1890 and EUR2590

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€1,495,000

Key Information

Year Built:	1800
Internal Area:	260 sqm
Land Area:	0.09 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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**S. and L. BROWN**



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