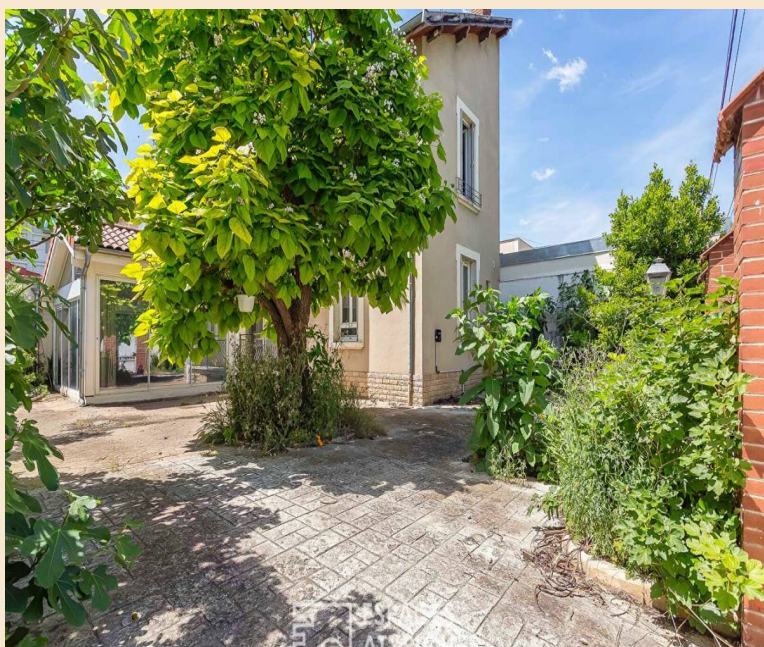


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Character villa in the heart of the Croix-Luizet district

Villeurbanne , Rhône , Auvergne-Rhône-Alpes



€549,000

inc. of agency fees

3 Beds 110 sqm 0.02 ha

Located in absolute calm, at the end of a residential cul-de-sac in the Croix-Luizet district of Villeurbanne, and a stone's throw from the DOUA, this...

At a Glance

Reference MFH-EAL11509-1

Near to Villeurbanne

Price €549,000

Bed 3

Pool No

Hab.Space 110 sqm

Land 0.02 ha

Land Tax N/A

Property Description

Located in absolute calm, at the end of a residential cul-de-sac in the Croix-Luizet district of Villeurbanne, and a stone's throw from the DOUA, this villa full of character sits on an intimate plot of 250 sqm. Perfectly combining the charm of the old with the comfort of a family home, it offers generous volumes and beautiful luminosity throughout the day. On the ground floor, you will discover a vast living room bathed in light, extended by a convivial dining room and a veranda lounge. The latter, equipped with large bay windows, creates a real feeling of space and openness to the outside. The kitchen, independent and with a strong style, is accompanied by a functional pantry and a bathroom. Upstairs, a landing leads to three large bedrooms, all bright and imbued with the charm of the old. A full basement houses a cellar, ideal for lovers of fine wines or to optimize storage. Outside, the terrace and garden form a green cocoon, sheltered from view, a perfect space to relax and quickly enjoy the beautiful days. A rare, peaceful and bright property, just a few minutes from the center of Lyon and all amenities. ENERGY CLASS: E / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between EUR1930 and EUR2680

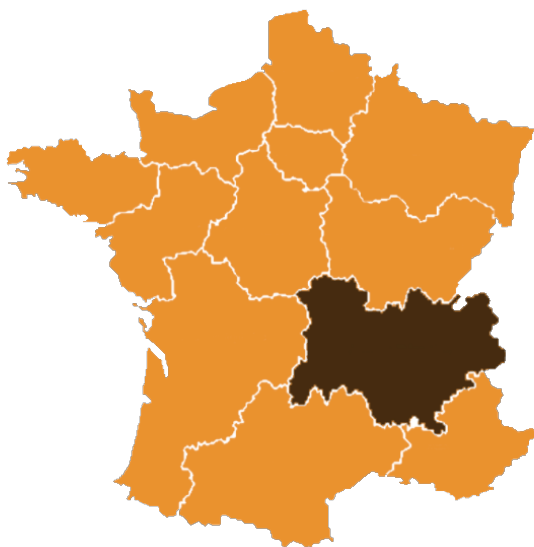
Summary

Property type:	House
Bedrooms:	3
Price	€549,000

Key Information

Internal Area:	110 sqm
Land Area:	0.02 ha

Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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