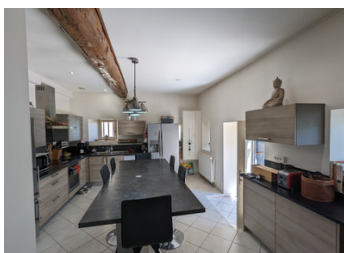


Irigny near Lyon, character house of 184 m completely renovated with swimming pool and landscaped garden.

EXCLUSIVE



INFORMATION

Town:	Irigny
Department:	Rhône
Bed:	4
Bath:	2
Floor:	184 m2
Plot Size:	529 m2

IN BRIEF

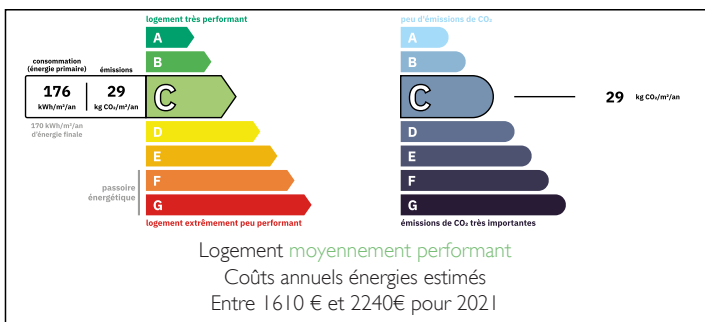
In the heart of a very popular residential area, this 184 m² house 25 minutes from Lyon will seduce you with all its services and its comfort of life.

Behind the electric gate, a small setting awaits you with a swimming pool and its beach, a garden and its large trees, a terrace and a summer kitchen to fully enjoy friends and family. A historic building also gives unique character to the property.

On the ground floor, a large living room of 42 m² with oak parquet flooring which brings a lot of warmth to the room. The fully equipped kitchen opens directly onto the living room and onto the outdoor terrace with the summer kitchen.

Upstairs 4 bedrooms, 2 of which have been temporarily converted into dressing rooms and offices. A master suite completes this floor with another bathroom, a...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Charm and authenticity are the particularities of this surprising house, recently and completely renovated with great taste, perfect harmony between old stones, noble wood and metal.

All amenities are 5 minutes away: shopping center, pharmacy, doctors, medical center and restaurants. Schools are also nearby as well as bus stops, the train station and the metro to get to Lyon. The highway is just a few minutes away to make your travel easier.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 614 EUR

Taxe habitation: EUR

NOTES