

450 000 €

**Maison de caractère for sale**

**7 rooms**

**Surface : 178 m²**

**Surface of the living space : 50 m²**

**Year of construction : 1850**

**Hot water : Gaz**

**Indoor condition : good**

**Cover : tiles**

**Benefits :**

double glazing, Laundry room

4 bedrooms

2 terraces

1 bathroom

1 shower

2 WC

1 garage

3 parkings

**Energy class (old measure) : Unavailable**

**Climate class : Unavailable**

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16/05/2024 - Prix T.T.C

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**EXCLUSIVITE**



### Maison de caractère ref. 603V23M Craponne

Between Craponne and Saint-Genis les Ollières, atypical old house completely renovated, ideal family, 5 rooms possible.

Located on a plot of 550 m2, it offers on 3 levels, 178 m2 + a garage-workshop.

On the ground floor we enter a huge living room of 50 m2 with exposed beams, quality tiles, niches in the walls, opening onto a small terrace facing south.

We descend 3 steps to arrive in the semi-open kitchen area overlooking a part of the West-facing garden. ; at this first level are also a sanitary corner with toilet and washbasin, bathroom and a dressing-laundry, which also overlooks the terrace to the south, and a more independent room. We also access the garage-workshop of this level of full feet.

A first intermediate level offers a TV lounge area convertible into a bedroom; a shower room with wc; a few steps higher, there is another office space overlooking a second room; to finally reach the real 2nd floor or are located 2 rooms and a toilet.

House very pleasant to live with its different levels and outdoor spaces that offers multiple possibilities.



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