

**Price on request**

**Contact agency**

**Agence Coulange**

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**For sale house**

**2 rooms**

**Surface : 69 m²**

**Surface of the living : 16 m²**

**View : Campagne**

**Hot water : Gaz**

**Inner condition : excellent**

**Features :**

Bedroom on ground floor, double glazing,

Laundry room, CALM

2 bedroom

1 shower

1 WC

1 garage

1 cellar

Document non contractuel

10/10/2025 - Prix T.T.C



### House 134 L'Arbresle

Renovated Village House with Garage – L'Arbresle Center 69.42 m² Carrez – 3 Levels + Mezzanine – Garage – Move-in Ready Discover the charm of this fully renovated 4-room village house, perfectly located in the heart of L'Arbresle, just steps from shops, schools, and public transport. A rare find in the area, ready to welcome its new owners! Layout and Space Spread over three levels, the house offers efficiently optimized living space and a practical layout: Ground floor: pleasant living area with equipped kitchen (16 m²), a bedroom, a modern bathroom, and a separate toilet. First floor: large bright room of 15 m² with lovely open views over the rooftops and countryside, suitable as a TV lounge, office, or second bedroom. Second floor: charming attic bedroom with dressing area and mezzanine, perfect as a cozy sleeping space or reading nook. Features Fully renovated house, no work needed Bright rooms and warm atmosphere Double glazing, recent insulation, electrical and plumbing systems redone Attached private garage, a rare asset in this area Open views and peaceful surroundings Right in the center of L'Arbresle, this home benefits from all amenities within walking distance: shops, schools, train station, market, restaurants... A convenient location while enjoying the tranquility of a small village. Ideal for: First-time buyers looking for a move-in ready property in a lively and accessible setting Investors seeking a ready-to-rent home offering good returns in a sought-after neighborhood For any

