

549 000 €

Contact agency  
**CARLE IMMOBILIER**

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For sale townhouse

5 rooms

Surface : 132 m<sup>2</sup>

Surface of the living : 52 m<sup>2</sup>

Year of construction : 2012

Exposition : Ouest

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

double glazing, CALM

4 bedroom

2 terraces

1 bathroom

2 WC

1 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel



## Townhouse 188 Dardilly

Town house of 132 m<sup>2</sup> with terrace, barbecue area, tropézienne and garage Are you hesitating between a house, a townhouse, an apartment? Quiet and close to all the amenities offered by the beautiful town of Dardilly? Beautiful services with beautiful volumes? This exceptional property is the ideal compromise for you. This magnificent 2012 townhouse, completely renovated, will offer you all the advantages of a house and the functionality of an apartment. With a surface of more than 132 m<sup>2</sup> in Carrez law, spread over 2 levels, it is ideally designed to adapt to your needs. On the ground floor, you will enjoy a superb living space of more than 52 m<sup>2</sup> comprising a beautiful American kitchen with its central island and opening onto a large living room extended by a first outdoor terrace. As an impression of interior exterior... An independent barbecue area accessible from the dining area will allow you to grill all year round and without nuisance, neither inside nor on the outside terrace. You will also enjoy a garage with direct access to the kitchen to easily unload your groceries. Upstairs, you will benefit from 4 beautiful bedrooms, a large bathroom with bath and Italian shower, as well as a laundry area. Want to go outside from the sleeping area? Come and enjoy in complete privacy a magnificent tropézienne of more than 16 m<sup>2</sup>. Blow of heart assured that the virtual visit will confirm you... Information on the risks to which this property is exposed is available on the Georigues website: [www.georigues.com/fr](http://www.georigues.com/fr)

