



## Renovated apartment

SAINT VERAND (69)

**189 000 €\***

\* Agency fees to be paid by the seller



133 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

5 mn from Bois d'Oingt-Légnay Station, in the charming village of Saint-Vérand, I offer you an apartment of approximately 133 m<sup>2</sup> (147.55 m<sup>2</sup> on the ground) with 2 bedrooms and a beautiful room to use at your convenience according to your needs.

This apartment is located in a village house which has been divided into two apartments. It is spread over 3 levels.

On the ground floor, you will find the entrance to the apartment as well as a bathroom and a cellar.

On the 1st floor, a large hallway which allows to access two bedrooms, a bathroom as well as the living space consisting of a large kitchen and a beautiful living room facing South-West.

On the top floor, a very large room with great potential: master bedroom with dressing room and bathroom, games room, office, gym... To be used as you wish.

In the center of the village of Saint-Vérand, you will be close to all amenities and walks in Beaujolais.

Rare in the area, don't hesitate to contact me to visit this atypical apartment where you can spend great times with family or friends.

Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Sabine ASTIÉ**

**POUILLY-LE-MONIAL  
(69400)**

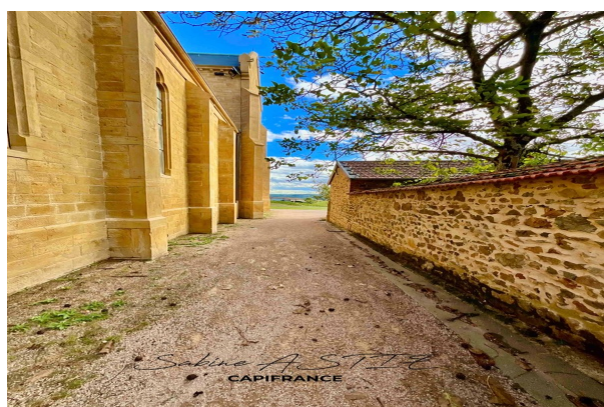
Agent

RSAC : 888 404 043 00018

Courts service city :  
VILLEFRANCHE SUR  
SAONE

**(+33)6 32 59 98 30**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 832986

Property type ..... Renovated apartment

Year of construction ..... 1850

### SURFACES

Living space ..... 133 m²

Surface Carrez Law ..... 133.06 m²

Living room surface ..... 20 m²

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 3

Number of bathrooms ..... 1

Toilets count ..... 1

Washrooms ..... 1

### DPE/GES

DPE ..... 214

GES ..... 7

### APPENDIX

Parking space ..... 0

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... électricité

Kitchen ..... aménagée



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle