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Contemporary house with exceptional view

Chazay D Azergues , Rhône , Auvergne-Rhône-Alpes



€1,370,000

inc. of agency fees

4 Beds 1 Baths 226 sqm 0.5 ha

Located on the heights of Morancé, facing Mont-Blanc and Mont Verdun, this contemporary house of 226m² of living space is the result of an exceptional renovation carried out in 2015 on a plot of approximately...

At a Glance

Reference	MFH-EAL4252EL-1	Near to	Chazay D Azergues	Price	€1,370,000
Bed	4	Bath	1	Hab.Space	226 sqm
Land	0.5 ha	Pool	Yes	Land Tax	N/A

Property Description

Located on the heights of Morancé, facing Mont-Blanc and Mont Verdun, this contemporary house of 226m² of living space is the result of an exceptional renovation carried out in 2015 on a plot of approximately 5000m². Thanks to its ideal location at the end of a dead end, this rare property in the Pierres Dorées sector benefits from absolute calm. Regarding the interior layout, the living room with its kitchen, designed by Thevenet, separates the two sleeping areas of the house. A complete master suite, with independent dressing room, bathroom, office and bedroom is located away from the noise. On the opposite side, two bedrooms

share a bathroom. The first floor, in this projection perfectly characterizing the contemporary style, is made up of a 2nd living room of 50m² offering an exceptional view of the Alps. This volume can be transformed into a master suite. A 50m² double garage will delight mechanics enthusiasts. On the garden side, the location of the heated swimming pool has been cleverly thought out. Numerous terraces enhance this exceptional ensemble without vis-à-vis. Finally, a 40m² outbuilding with double gate is intended for gardening tools. Calm, view, exceptional services and modernity are the assets of this rare property. Underfloor heating air water heat pump Air conditioning Centralized aspiration Three-phase current ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between 1190 and EUR1,660

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,370,000

Key Information

Internal Area:	226 sqm
Land Area:	0.5 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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