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## House with swimming pool on the heights of Vienne

Vienne , Isère , Auvergne-Rhône-Alpes



# €445,000

inc. of agency fees

4 Beds   1 Baths   126 sqm   0.05 ha

Located on the peaceful heights of Vienne, this 126 sqm villa is built on a plot of 500 m<sup>2</sup>. Nestled in a popular area, just a few minutes from the city center and its train station, connecting Lyon in...

### At a Glance

<b>Reference</b>	MFH-EAL5206-1	<b>Near to</b>	Vienne	<b>Price</b>	€445,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	126 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located on the peaceful heights of Vienne, this 126 sqm villa is built on a plot of 500 m<sup>2</sup>. Nestled in a popular area, just a few minutes from the city center and its train station, connecting Lyon in a record time of 20 minutes, this property offers a perfect balance between rural serenity and urban proximity. As soon as you enter, the hall welcomes you and reveals a magnificent living room, flooded with light at any time of the day.

The numerous openings give this space remarkable natural light, while an open kitchen, fully fitted and equipped, integrates harmoniously with a spacious living room, perfect for entertaining and sharing precious moments with family or friends. A master suite, with its private bathroom and dressing room, offers a refuge of comfort and privacy. A cleverly fitted laundry room as well as a toilet judiciously complete this level, offering a most pleasant daily life. A staircase leads you to the second floor, where three additional bedrooms await you, each offering a privileged resting space. A bathroom and a second independent toilet complete this floor, ensuring optimal comfort for all members of the family. Outside, a terrace with a refreshing swimming pool, offering an idyllic setting to enjoy the balmy summer evenings. A garage completes this ensemble, providing secure parking space for your vehicles. The undeniable assets of this residence include its recent construction, its high-end services, its modern equipment and its low energy consumption, classified in category A. This exceptional villa represents the unique opportunity to live in a luxurious living environment, between tranquility and modernity. Don't delay in us to organize a visit and discover all the charms of this exceptional residence. Energy Class: A / Climate Class: A Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: EUR650 and EUR980

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€445,000

## Key Information

Year Built:	2018
Internal Area:	126 sqm
Land Area:	0.05 ha

## Location: Auvergne-Rhône-Alpes



## Gallery









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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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