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Contemporary with swimming pool and green garden

Les Cheres , Rhône , Auvergne-Rhône-Alpes



€785,000

inc. of agency fees

4 Beds 1 Baths 170 sqm 0.07 ha

Located in the commune of Chères, between Chazay-d'Azergues and Chasselay, this superb contemporary house of 170 sqm with swimming pool is located on a flat and green plot of 723 sqm. Established on two...

At a Glance

Reference	MFH-EAL6849	Near to	Les Cheres	Price	€785,000
Bed	4	Bath	1	Hab.Space	170 sqm
Land	0.07 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in the commune of Chères, between Chazay-d'Azergues and Chasselay, this superb contemporary house of 170 sqm with swimming pool is located on a flat and green plot of 723 sqm.

Established on two masterfully airy and bright levels, it has a swimming pool with submerged shutter and

adorned with privacy screens. From the entrance, a very beautiful living room of 65 sqm dazzles with its fully equipped kitchen opening onto a living room with dining room extending onto a terrace in the summer months, thanks to large open bay windows.

The ground floor has a first bedroom which could easily be transformed into a pleasant work space. This level also includes storage, a laundry room and a separate toilet. A straight staircase with glass railing accompanies us to the sleeping area where there are three other bedrooms, including a master bedroom with dressing room.

A bathroom with double sink, bathtub and shower, as well as an independent dressing room, complete this floor. Separate toilets are also available on this level. The parking lot offers four spaces within a fenced property. Grandeur of materials, modern architecture and exceptional brightness make this residence a jewel of guaranteed well-being.

ENERGY CLASS: A - CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, as of January 1: between EUR700 and EUR1020 (Diagnostics established on 03/18/2024) Information on the risks to which this property is exposed is available on the G eorisks website.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€785,000

Key Information

Year Built:	2022
Internal Area:	170 sqm
Land Area:	0.07 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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