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Charming family house with swimming pool

Reyrieux , Ain , Auvergne-Rhône-Alpes



€625,000

inc. of agency fees

5 Beds 1 Baths 265 sqm 0.05 ha

Ideal for families looking for comfort and serenity, this old farmhouse of 265 sqm stands out for its generous spaces. Located on the heights of the charming town of Reyrieux, this house benefits from...

At a Glance

Reference	MFH-EAL6482-1	Near to	Reyrieux	Price	€625,000
Bed	5	Bath	1	Hab.Space	265 sqm
Land	0.05 ha	Pool	Yes	Land Tax	N/A

Property Description

Ideal for families looking for comfort and serenity, this old farmhouse of 265 sqm stands out for its generous spaces.

Located on the heights of the charming town of Reyrieux, this house benefits from a quiet and residential environment, while being close to amenities (schools, shops, transport). You will also appreciate the proximity of Lyon, accessible in less than 30 minutes.

Crossing the threshold of this house, the different spaces immediately seduce. The ground floor consists of an entrance with cupboard. On the right, there is a living room with fireplace and access to the upper floor. To the left, a dining room perfect for entertaining family and friends, a lounge/library area, a bathroom and a WC. A kitchen and a laundry room/pantry complete this floor. The adjoining veranda, with a view of the garden and the swimming pool, is a real asset for moments of relaxation in all seasons with its summer kitchen and wood-burning oven. The upper floor is divided into two parts: access to the master suite is via the kitchen, while the sleeping area, accessible from the living room, offers four other spacious bedrooms, a dressing room and a bathroom with a toilet.

On the top floor, you access a large games/TV room or adapt it according to your desires and needs, as well as the fifth bedroom. The 465 sqm land is a true haven of peace. The swimming pool, surrounded by a relaxation area, invites you to take full advantage of sunny days. Several parking spaces as well as a workshop with attic and a garden shed complete this property, offering additional storage and leisure spaces.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,210 and EUR3,040

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€625,000

Key Information

Internal Area:	265 sqm
Land Area:	0.05 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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