Click to view MFH-EAL7860

## House with swimming pool

Rillieux La Pape, Rhône, Auvergne-Rhône-Alpes



€650,000

inc. of agency fees

**4** Beds **1** Baths **130** sqm **0.08** ha

Discover this 1960s villa, completely renovated by an interior designer, offering luxury services and a refined combination of materials. Located in the peaceful and popular area of La Roue, in Rillieux...

### At a Glance

**Reference** MFH-EAL7860 **Near to** Rillieux La Pape **Price** €650,000

**Bed** 4 **Bath** 1 **Hab.Space** 130 sqm

Land 0.08 ha Pool Yes Land Tax N/A

### **Property Description**

Discover this 1960s villa, completely renovated by an interior designer, offering luxury services and a refined combination of materials. Located in the peaceful and popular area of La Roue, in Rillieux Village, this residence is on a small residential street just a few minutes' walk from amenities, schools and transport. As soon as you enter, you will be seduced by the charm of this house. The ground floor reveals an elegant master suite with dressing room and private bathroom. A second bedroom, which can also be used as an office space, is added to this level, as well as a laundry room, a separate toilet and a small modular garage, ideal for

setting up a workshop or parking motorcycles and bicycles. A beautiful staircase leads you to the upper floor, where the living room bathed in light thanks to its large openings invites you to relax. The open kitchen, fully fitted and equipped, opens onto a large sliding bay window giving access to a superb terrace. The custom-made furniture cleverly conceals access to the sleeping area, where there are two additional bedrooms, a magnificent bathroom with a walk-in shower, and a separate toilet. Outside, a landscaped plot of 840 sqm awaits you, with its various relaxation areas. The heated swimming pool promises delicious moments of swimming, while the charming outdoor kitchen invites you to convivial meals, perfect for enjoying the sweetness of life in complete serenity. This villa offers major assets such as a complete quality renovation, exterior insulation and an ideal location close to all amenities. A true haven of peace combining modern comfort and timeless character. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between EUR1,520 and EUR2,150

## **Summary**

Property type: House Bedrooms: 4
Bathrooms 1

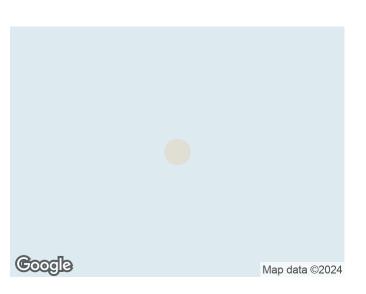
Price €650,000

# **Key Information**

Year Built: 1960
Internal Area: 130 sqm
Land Area: 0.08 ha
Has a Garden Yes
Swimming Pool? Yes

# **Location: Auvergne-Rhône-Alpes**





# Gallery

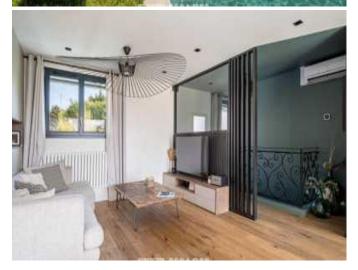










































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#### C. BAUER – Sunday Times

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S. and L. BROWN



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