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House with swimming pool

La Fouillouse , Loire , Auvergne-Rhône-Alpes



€489,000

inc. of agency fees

5 Beds 2 Baths 204 sqm 0.16 ha

Discover this architect-designed house from the 1980s, extending over 204 sqm, nestled in a green setting on the heights of the residential and popular town of La Fouillouse. Offering a peaceful and enchanting...

At a Glance

Reference	MFH-EAL6652	Near to	La Fouillouse	Price	€489,000
Bed	5	Bath	2	Hab.Space	204 sqm
Land	0.16 ha	Pool	No	Land Tax	N/A

Property Description

Discover this architect-designed house from the 1980s, extending over 204 sqm, nestled in a green setting on the heights of the residential and popular town of La Fouillouse.

Offering a peaceful and enchanting living environment, this property stands out for its elegant architecture and vast spaces. The entrance hall with its high ceilings reveals a living room with direct access to the garden and its terrace, a master suite with bathroom and private terrace, an independent kitchen and its practical back

kitchen.

An office and toilet complete this level, offering a functional and harmonious layout. A staircase leads to the first floor where there are four spacious bedrooms, some of which benefit from a *tropézienne* offering exterior access. An additional bathroom and toilet complete this floor, meeting the needs of a large family or frequent receptions. The basement of over 120 sqm currently houses a large garage, a laundry room and a cellar, offering many possibilities for development according to your needs. The exterior, with a plot of 1600 sqm and a swimming pool, is a true haven of peace and relaxation. This house has great potential after renovation work, promising to become an exceptional property in an idyllic and well-located setting.

The roof was redone a year ago and the gas boiler was changed five years ago, guaranteeing peace of mind.

Don't miss this unique opportunity to live in a house of character, offering a unique living environment.

Energy Class: E / Climate Class: C Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: EUR3,470 and EUR4,770

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€489,000

Key Information

Year Built:	1980
Internal Area:	204 sqm
Land Area:	0.16 ha
Property Features:	
• Balcony: 3	
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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