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Charming house with swimming pool

Charly , Rhône , Auvergne-Rhône-Alpes



€1,245,000

inc. of agency fees

4 Beds 3 Baths 270 sqm 0.16 ha

Immerse yourself in the charm and comfort of this renovated old house, ideally located in the town of Charly. With a living area of 270 sqm and a plot of 1600 sqm, this property is a true haven of peace....

At a Glance

Reference MFH-EAL7022-1

Bed 4

Land 0.16 ha

Near to Charly

Bath 3

Pool Yes

Price €1,245,000

Hab.Space 270 sqm

Land Tax N/A

Property Description

Immerse yourself in the charm and comfort of this renovated old house, ideally located in the town of Charly. With a living area of 270 sqm and a plot of 1600 sqm, this property is a true haven of peace. From the entrance, the charm operates with the cement tiles and the wooden staircase leading up to the bedrooms.

The ground floor consists of a beautiful and large living room and a dining room opening onto an American kitchen equipped semi-open by a glass roof. On the same level, an office bathed in light completes the whole.

The first floor, intended for the night area, consists of a master suite, two large children's bedrooms sharing a bathroom and a guest bedroom with private bathroom. A large semi-buried cellar of 130m² with laundry room completes the whole. This house is a real rare gem, combining space, elegance and modernity. Don't miss the opportunity to become the owner of this exceptional property

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,990 and EUR2,730

Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€1,245,000

Key Information

Year Built:	1800
Internal Area:	270 sqm
Land Area:	0.16 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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