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## Single-storey character house with swimming pool and open view

Chaponnay , Rhône , Auvergne-Rhône-Alpes



# €675,000

inc. of agency fees

5 Beds      245 sqm      0.42 ha

Located on Luzinay, bordering Chaponnay, nestled in a natural and calm environment, this magnificent character house from 1986 with a surface area of 245m<sup>2</sup> offers you an exceptional living environment...

### At a Glance

<b>Reference</b>	MFH-EAL4444	<b>Near to</b>	Chaponnay	<b>Price</b>	€675,000
<b>Bed</b>	5	<b>Pool</b>	Yes	<b>Hab.Space</b>	245 sqm
<b>Land</b>	0.42 ha			<b>Land Tax</b>	N/A

### Property Description

Located on Luzinay, bordering Chaponnay, nestled in a natural and calm environment, this magnificent character house from 1986 with a surface area of 245m<sup>2</sup> offers you an exceptional living environment. With its land of 4,200sqm, this rare property combines modern comfort, timeless charm and tranquility, ideal for a family looking for space, serenity and luxury. On the first level, the bright and spacious living room is the

heart of the house, offering a comfortable TV lounge with a pellet stove that diffuses a soft and pleasant heat. The open kitchen, fully equipped, extends harmoniously towards the living space, creating a beautiful fluidity between the different areas. The adjacent veranda allows you to enjoy an unobstructed view of the landscaped garden and the surrounding nature, creating a true haven of peace. The modern bathroom, with a walk-in shower, is accompanied by a practical dressing room, while the two spacious and bright ground-floor bedrooms are designed to offer comfort and privacy. Thanks to windows that open onto the garden, these rooms benefit from a breathtaking view of the surrounding nature. Upstairs, you will find three additional bedrooms, bathed in light and offering a pleasant view of the natural landscape. A separate toilet completes this floor, allowing the private spaces to be separated from the common areas. One of the great assets of this house is its 180sqm basement, offering exceptional potential for a storage space, a games room, a workshop, or even an extension of the living space. This vast basement can meet multiple needs and adapt to all your development desires. The spacious garage, ideally located, can accommodate several vehicles and offers additional storage space. It is practical and functional, perfectly complementing the practical aspect of the house. The exterior of the property is equally attractive, with a plot of 4,200 sqm including a landscaped garden that blends harmoniously with the natural environment. The indoor, heated and protected swimming pool allows you to enjoy swimming all year round, regardless of the season. You will be able to organize friendly moments or simply relax while admiring the unobstructed view of the surrounding nature. The house also has many modern amenities to guarantee optimal comfort: aluminum windows offering excellent thermal and acoustic insulation, electric roller shutters for total control of light and privacy, as well as reversible air conditioning for pleasant comfort all year round. The recent water heater (3 years old) ensures efficient management of hot water. Ideally located in a natural and calm environment, this house offers an unobstructed view of the hills and greenery, while being close to shops, schools and transport. An exceptional property, rare and sought-after, where comfort, space and serenity meet to offer an incomparable living environment.

## Summary

Property type:	House
Bedrooms:	5
Price	€675,000

## Key Information

Year Built:	1986
Internal Area:	245 sqm
Land Area:	0.42 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Auvergne-Rhône-Alpes



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