

Click to view MFH-EAL9097

# Recent house with swimming pool in Fleurieu Sur Saône

Fontaines Sur Saone, Rhône, Auvergne-Rhône-Alpes



€575,000

inc. of agency fees

**4** Beds **111.26** sqm

**0.06** ha

Less than 30 minutes from Lyon, in the town of Fleurieu-sur-Saône, this recent house of 111sqm Carrez is located in the heart of a calm and peaceful environment on a green plot of 574sqm, with swimming...

#### At a Glance

**Reference** MFH-EAL9097

0.06 ha

Near to Fontaines Sur Saone

**Hab.Space** 111.26 sqm

€575,000

Bed 4

Land

Pool Yes

Land Tax N/A

Price

**Property Description** 

Less than 30 minutes from Lyon, in the town of Fleurieu-sur-Saône, this recent house of 111sqm Carrez is located in the heart of a calm and peaceful environment on a green plot of 574sqm, with swimming pool (7m x 4m) and garage (25sqm). Past the secure gate of the property, a welcoming entrance with storage as a preamble to a bright living room composed of a modern fully equipped kitchen, fitted with a dining area and

opening onto a living room with a warm stove. Two large bay windows and a French window look out onto the garden and the swimming pool and give access to a 30sqm terrace ideal for enjoying beautiful sunny days. A raised vegetable garden enlivens a corner of the garden. The night area accommodates a first master bedroom, of a beautiful surface area with a dressing room and adjacent to the bathroom. A storeroom and separate toilets for the ground floor. A wooden staircase takes us upstairs to a hallway that leads to the three other bedrooms equipped with large storage spaces, one of which is currently used as an office and spare bedroom. A second bathroom with toilet for this level. Parking is organized in a closed garage of 25sqm as well as in the courtyard secured by a gate. Ideally located in a privileged environment, this secure house, recently built and adorned with a swimming pool, has many assets that will not fail to satisfy you. ENERGY CLASS: B - CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, as of January 1: between EUR580 and EUR830 Additional information: - PMR compliance, - Recent construction, - Energy performance, - Heating with pellet stove and thermodynamic water heater and electric heating - Raised vegetable garden area,

## Summary

Property type: House Bedrooms: 4

Price €575,000

## **Key Information**

Year Built: 2023

Internal Area: 111.26 sqm Land Area: 0.06 ha

Has a Garden Yes Swimming Pool? Yes

**Location: Auvergne-Rhône-Alpes** 



# Gallery









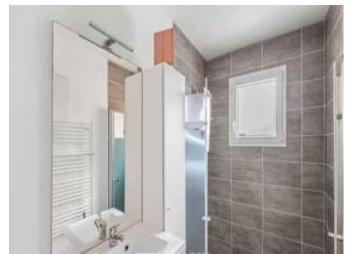


















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S. and L. BROWN



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