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## 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

<b>Reference</b>	MFH-EAL9097	<b>Near to</b>	Fontaines Sur Saone	<b>Price</b>	€575,000
<b>Bed</b>	4	<b>Pool</b>	Yes	<b>Hab.Space</b>	111.26 sqm
<b>Land</b>	0.06 ha			<b>Land Tax</b>	N/A

### 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,

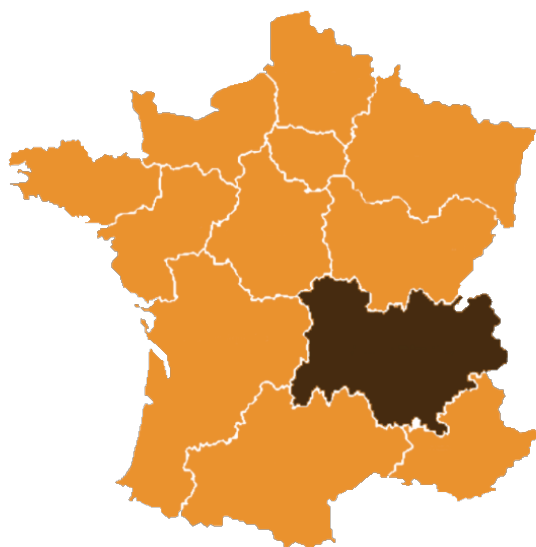
## Summary

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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