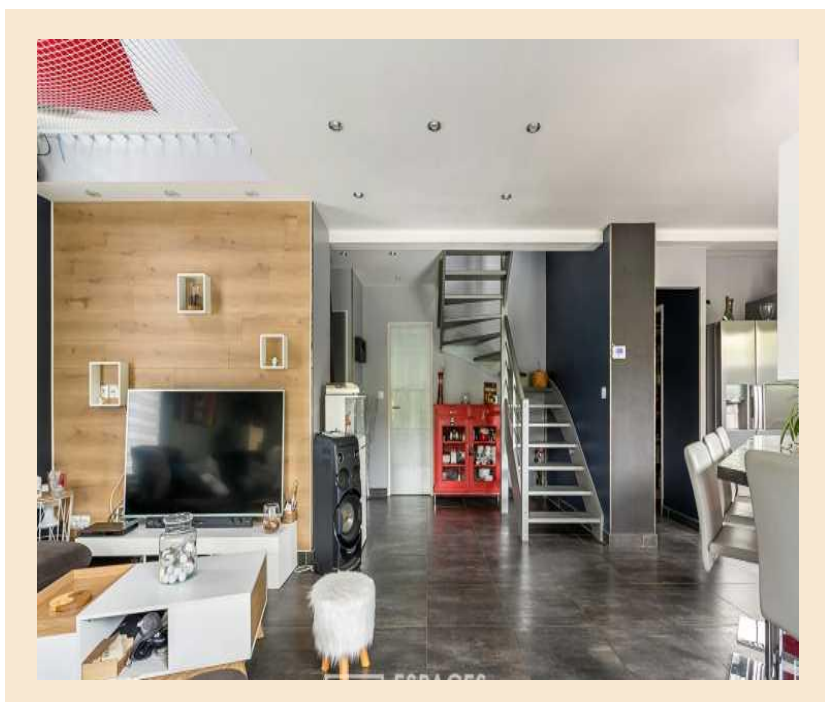


[Click to view MFH-EAL8796-1](#)

## Contemporary house with garden and swimming pool

Grezieu La Varenne , Rhône , Auvergne-Rhône-Alpes



# €650,000

inc. of agency fees

4 Beds   1 Baths   140 sqm   0.05 ha

This contemporary house from 2016, with a surface area of 140sqm, is located in Grézieu-la-Varenne, in the immediate vicinity of the city center and all amenities. Located on a plot of 450sqm, it benefits...

### At a Glance

|                  |               |                |                    |                  |          |
|------------------|---------------|----------------|--------------------|------------------|----------|
| <b>Reference</b> | MFH-EAL8796-1 | <b>Near to</b> | Grezieu La Varenne | <b>Price</b>     | €650,000 |
| <b>Bed</b>       | 4             | <b>Bath</b>    | 1                  | <b>Hab.Space</b> | 140 sqm  |
| <b>Land</b>      | 0.05 ha       | <b>Pool</b>    | Yes                | <b>Land Tax</b>  | N/A      |

### Property Description

This contemporary house from 2016, with a surface area of 140sqm, is located in Grézieu-la-Varenne, in the immediate vicinity of the city center and all amenities. Located on a plot of 450sqm, it benefits from a garden with swimming pool and pétanque court.

The ground floor of the house consists of a beautiful open living room of approximately 50sqm, hosting a fully fitted and equipped contemporary kitchen, and a practical pantry area.

The layout of this living space is particularly bright thanks to large bay windows, offering a pleasant view of the outside. The master suite also finds its place and is distinguished by its comfort. It has a modern bathroom and a built-in dressing room, thus creating a truly intimate and refined space. Upstairs, the property is distinguished by an original hallway, decorated with a suspended net that adds a contemporary and playful touch, perfect for moments of rest and relaxation. The space is ideally distributed with three spacious bedrooms, designed to accommodate family or guests, as well as a bathroom. Each level has a toilet.

The garden has been designed to optimize moments of sharing. It has a covered terrace for moments of conviviality.

A pétanque court invites you to relax, while the swimming pool, a real asset, allows you to enjoy the beautiful days in a pleasant setting. A garage with a laundry area completes the services. Finally, the house has three outdoor parking spaces, offering great convenience on a daily basis.

The location, its generous volumes, its layout, and its services make it a rare and sought-after property.

ENERGY CLASS: C / CLIMATE CLASS: C

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 4        |
| Bathrooms      | 1        |
| Price          | €650,000 |

## Key Information

|                |         |
|----------------|---------|
| Year Built:    | 2016    |
| Internal Area: | 140 sqm |
| Land Area:     | 0.05 ha |
| Has a Garden   | Yes     |
| Swimming Pool? | Yes     |

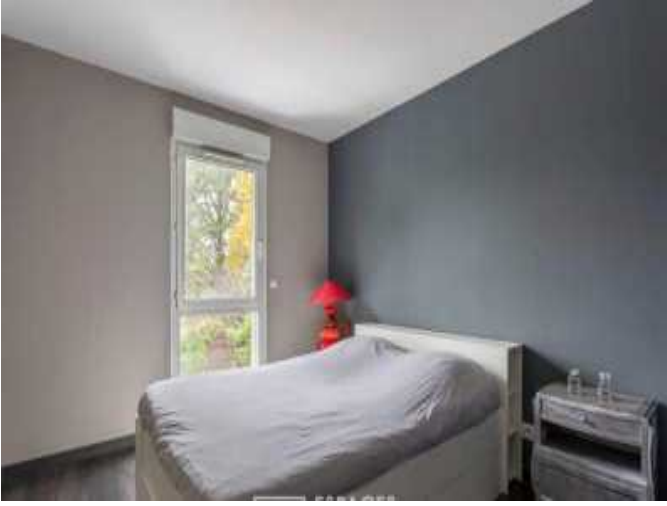
## Location: Auvergne-Rhône-Alpes



## Gallery







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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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