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Renovated family home with swimming pool in Charly

Charly , Rhône , Auvergne-Rhône-Alpes

€895,000

inc. of agency fees

5 Beds 1 Baths 170 sqm 0.12 ha

Located in Charly, this 170m2 family home benefits from a modern renovation and benefits from a natural swimming pool on a plot of 1185m2. The interior is distinguished by a large bright living room,...

At a Glance

Reference	MFH-EAL9079	Near to	Charly	Price	€895,000
Bed	5	Bath	1	Hab.Space	170 sqm
Land	0.12 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in Charly, this 170m2 family home benefits from a modern renovation and benefits from a natural swimming pool on a plot of 1185m2. The interior is distinguished by a large bright living room, extended by a winter garden which creates a real continuity with the exterior. The kitchen, modern and fully equipped, opens onto the living room and promotes a friendly atmosphere. On the same level, the master suite, with

dressings room and private bathroom, offers all the necessary comfort. Upstairs, four additional bedrooms and a room to be fitted out allow you to personalize the space. A renovated shower room completes this level. Outside, the landscaped garden and the natural swimming pool provide a peaceful and intimate living environment. An outdoor pool and a garage complete the assets of this house, ideal for enjoying the calm and the surrounding nature. This atypical property, between modernity and character, offers a rare and quality living environment, while being just a few minutes from shops and transport. ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between EUR2,600 and EUR3,500

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€895,000

Key Information

Internal Area:	170 sqm
Land Area:	0.12 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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