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## Family house with garden with swimming pool in Jonage

Jonage , Rhône , Auvergne-Rhône-Alpes



# €529,000

inc. of agency fees

4 Beds    1 Baths    128.76 sqm

Located in the town of Jonage, in the East of Lyon, and close to its canal, this 130sqm dual-aspect house sits on a beautiful, green and secure plot, with a fence and gate. It also benefits from a basement...

### At a Glance

**Reference** MFH-EAL9732

**Bed** 4

**Near to** Jonage

**Bath** 1

**Pool** No

**Price** €529,000

**Hab.Space** 128.76 sqm

**Land Tax** N/A

### Property Description

Located in the town of Jonage, in the East of Lyon, and close to its canal, this 130sqm dual-aspect house sits on a beautiful, green and secure plot, with a fence and gate. It also benefits from a basement of the same size and offers the possibility of installing a swimming pool.

Impregnable door for the entrance, with beautiful storage, in an airy living room that offers 62sqm of light. The fully equipped kitchen, with its central island, opens onto a large living room including a dining room and a lounge, and a circulating terrace. In winter, the atmosphere becomes warmer thanks to a pretty stove.

A corridor follows that accompanies us to the night area where four bedrooms fall asleep in peace. When three bedrooms share a bathroom with double sinks, heated towel rails, and fitted laundry room, the master suite is adorned with a double dressing room and an Italian shower room that meets PMR standards. Suspended and independent toilets complete the set.

Outside, parking is made easy thanks to a secure courtyard that can accommodate several vehicles. Noble materials for this house renovated with extension in 2013 and decorated with harmonious furniture. Air conditioning, insulation, joinery with thermal break and heat pump for the best comfort. Lawn and swimming pool plot, fence and security, technical and comfort arrangements, popular location, are all assets for this precious which will enchant your daily life. Luck would be on your side....

Well subject to subdivision charges: Percentage 1/103

ENERGY CLASS: D - CLIMATE CLASS: B

Estimated average amount of annual energy expenditure for standard use, established from average energy prices indexed for the years 2021, 2022, 2023 (including subscriptions) between EUR1,960 and EUR2,730 (Diagnostics established on 11/18/2024)

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Condominiums of 103 units (No proceedings in progress).

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€529,000

## Key Information

Year Built:	1975
Internal Area:	128.76 sqm
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery







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**C. BAUER – Sunday Times**

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