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## Charming house with swimming pool

Charly , Rhône , Auvergne-Rhône-Alpes



**€1,190,000**

inc. of agency fees

4 Beds   3 Baths   270 sqm   0.16 ha

Immerse yourself in the charm and comfort of this renovated old house, ideally located in the town of Charly. With a living area of 270 sqm and a plot...

### At a Glance

<b>Reference</b>	MFH-EAL7022-2	<b>Near to</b>	Charly	<b>Price</b>	€1,190,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	270 sqm
<b>Land</b>	0.16 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Immerse yourself in the charm and comfort of this renovated old house, ideally located in the town of Charly. With a living area of 270 sqm and a plot of 1600 sqm, this property is a true haven of peace. From the entrance, the charm operates with the cement tiles and the wooden staircase leading up to the bedrooms.

The ground floor consists of a beautiful and large living room and a dining room opening onto an American kitchen equipped semi-open by a glass roof. On the same level, an office bathed in light completes the whole.

The first floor, intended for the night area, consists of a master suite, two large children's bedrooms sharing a bathroom and a guest bedroom with private bathroom. A large semi-buried cellar of 130m<sup>2</sup> with laundry room completes the whole. This house is a real rare gem, combining space, elegance and modernity. Don't miss the opportunity to become the owner of this exceptional property

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,990 and EUR2,730

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€1,190,000

## Key Information

Year Built:	1800
Internal Area:	270 sqm
Land Area:	0.16 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery













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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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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