

# Charming house with swimming pool

Charly, Rhône, Auvergne-Rhône-Alpes





### At a Glance

<b>Reference</b> MFH-EAL7022-2	Near to Charly	<b>Price</b> €1,190,000
<b>Bed</b> 4	Bath 3	Hab.Space 270 sqm
<b>Land</b> 0.16 ha	Pool Yes	Land Tax 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 130m2 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

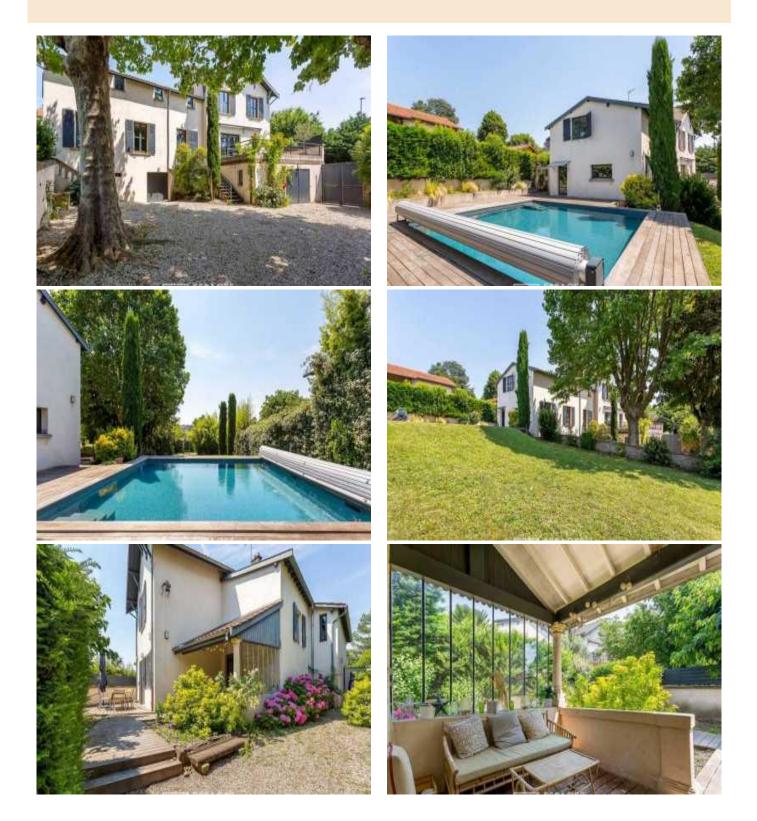
ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,990 and EUR2,730

Summary		<b>Key Information</b>	
Property type:	House	Year Built:	1800
Bedrooms:	4	Internal Area:	270 sqm
Bathrooms	3	Land Area:	0.16 ha
Price	€1,190,000	Has a Garden	Yes
		Swimming Pool?	Yes

# Location: Auvergne-Rhône-Alpes



# Gallery











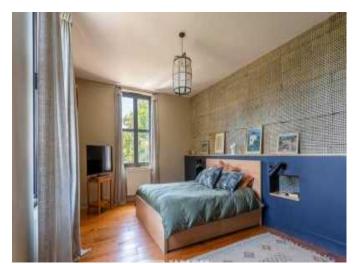


















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