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Characterful family home with swimming pool

Trevoux , Ain , Auvergne-Rhône-Alpes



€579,000

inc. of agency fees

4 Beds 1 Baths 179 sqm 0.25 ha

In the town of Trévoux, located in a residential environment, close to schools and shops, thus ensuring a practical and pleasant daily life, this 179...

At a Glance

Reference	MFH-EAL10176	Near to	Trevoux	Price	€579,000
Bed	4	Bath	1	Hab.Space	179 sqm
Land	0.25 ha	Pool	Yes	Land Tax	N/A

Property Description

In the town of Trévoux, located in a residential environment, close to schools and shops, thus ensuring a practical and pleasant daily life, this 179 sqm house, built in 1981 on a 2450 sqm plot with a swimming pool, offers multiple assets for lovers of charm and generous volumes. Inside, the house is distinguished by its beautiful spaces and high ceilings which bring a feeling of comfort and light.

The large living room with fireplace, ideal for convivial moments, opens onto a vast garden. The independent

kitchen allows you to enjoy a functional and separate space for preparing meals. All the rooms offer a beautiful fluidity, starting with the spacious entrance hall, highlighting a magnificent wooden staircase.

The property has four bedrooms, ideal for a family, as well as two toilets, offering both privacy and practicality. The landscaped garden, a true haven of peace, has a private swimming pool, perfect for sunny days. Shaded areas under the trees and gravel paths give the whole a serene and welcoming atmosphere.

A full basement houses a garage, a workshop, a boiler room and a cellar, offering numerous possibilities for storage and development. This house, full of charm and authenticity, also constitutes a beautiful renovation project, allowing it to be personalized according to your desires. An ideal opportunity for those looking for a unique property with great potential.

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average amount of annual energy expenditure for standard use, established from the average energy prices indexed on January 1, 2021 (subscriptions included): between EUR1,890 and EUR2,600 per year

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€579,000

Key Information

Year Built:	1981
Internal Area:	179 sqm
Land Area:	0.25 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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