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## Renovated house with garden and swimming pool

Brindas , Rhône , Auvergne-Rhône-Alpes



# €795,000

inc. of agency fees

4 Beds   1 Baths   179 sqm   0.15 ha

Located in the town of Brindas, in absolute calm while being a ten-minute walk from the village center of Brindas and 30 minutes from Lyon, this 139sqm...

### At a Glance

<b>Reference</b>	MFH-EAL7818-4	<b>Near to</b>	Brindas	<b>Price</b>	€795,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	179 sqm
<b>Land</b>	0.15 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in the town of Brindas, in absolute calm while being a ten-minute walk from the village center of Brindas and 30 minutes from Lyon, this 139sqm house, completely renovated, is built on a plot of 1500sqm.

The entrance opens onto the main level where the vast and bright living room consists of a fully equipped

semi-open kitchen, facing the cathedral living room with its exposed beams. Adjoining this space, a real master suite equipped with its bathroom completes this level.

Accessible from all the rooms on the ground floor, the exterior is the real highlight of this house with its terraces, its wooded garden, its 12x6m swimming pool and its jacuzzi.

The first floor is entirely dedicated to rest and accommodates three additional bedrooms sharing a bathroom. A 40sqm outbuilding with gym completes this perfect house for moments of sharing and conviviality. A double garage. A workshop.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2024: between EUR1,610 and EUR2,220.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€795,000

## Key Information

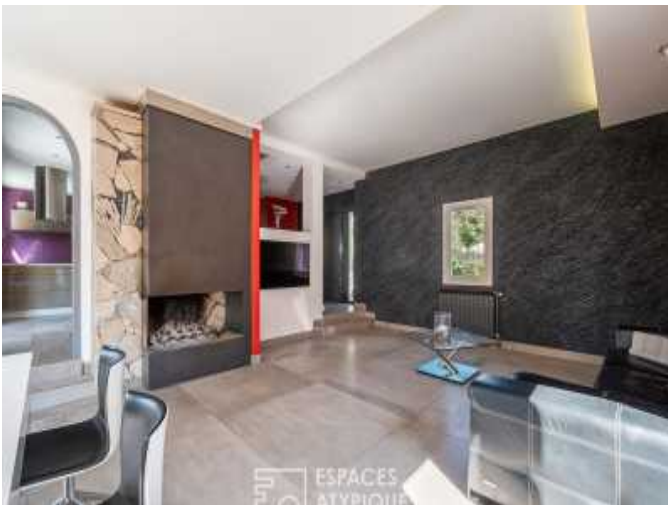
Year Built:	1995
Internal Area:	179 sqm
Land Area:	0.15 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery









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**C. BAUER – Sunday Times**

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