

€ 850 000

**For sale house**

**5 rooms**

**Surface : 159 m<sup>2</sup>**

**Surface of the living : 52 m<sup>2</sup>**

**Surface of the land : 610 m<sup>2</sup>**

**Hot water : Chauffe-eau**

**External condition : new**

**Features :**

pool, double glazing, fireplace, Air conditionné

3 bedroom

1 terrace

2 showers

2 WC

1 garage

2 parkings

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

04/05/2024 - Prix T.T.C

## House 148 Beauvallon

New contemporary architect's villa of 159 m<sup>2</sup> on a plot of 610 m<sup>2</sup> A desire for serenity in a green setting, with an unobstructed view, just 30 minutes from Lyon... Come and discover this new villa from 2022 with a beautiful area of more than 159 m<sup>2</sup> with swimming pool and double garage of 37 m<sup>2</sup>. A living space as well as a large parental suite on one level overlooking a south-facing wooden terrace to take full advantage of this magnificent view... Like an impression of continuity from the inside to the outside... Its large bay windows will allow you to benefit from a beautiful light in all the rooms. A staircase leads you upstairs bathed in light where you will find 2 other bedrooms, a second shower room, an office and 2 terraces with a view of the swimming pool. We invite you to come and discover this haven of peace where the interior invites you outside in all the rooms...

Fees and charges :

850 000 € fees included

