

€ 1 250 000

For sale house

9 rooms

Surface : 234 m²

Surface of the living : 66 m²

Surface of the land : 1951 m²

Hot water : Chauffe-eau Individuelle

External condition : Excellent état

Features :

Borne voiture électrique, fireplace, double glazing, Ventilation simple flux, Clôture, Éclairage extérieur, drilling, Fibre optique, pool, Salle de sport, Sauna, Spa

3 bedroom

2 bathrooms

1 shower

3 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

01/06/2025 - Prix T.T.C



## House 232 Saint-Bonnet-de-Mure

Are you looking for a property with old-world charm, spacious interiors and exteriors, set in greenery and hidden from view in the very heart of Saint Bonnet de Mure? This superb 1878 building, entirely renovated with taste and quality materials, will seduce you with its amenities and the beauty and calm of its magnificent wooded garden. Ideally located in the center of Saint Bonnet de Mure, in a quiet, natural setting with no overlooking, yet still in the center of the town, on a superb 1,951 m² plot, this property with 234 m² of living space and 440 m² of floor space is a real gem. As soon as you step outside, you'll fall under the spell of the wooded garden, with its multitude of specimen trees including olive trees over 400 years old, jasmine, fig trees,... Outside, you'll enjoy a heated 15 x 6-meter swimming pool, a 5-seater spa, an immense Egyptian stone terrace with properties that allow you to walk barefoot on hot summer days without getting burnt, and a large outbuilding that doubles as a gym and summer kitchen, with a surface area of over 50 m² heated by the floor, insulated for year-round use, and with sliding doors that create a sense of continuity between inside and outside. This room is equipped with a sauna, shower and toilet for pool days with family or



guests discover this magnificent vaulted wine cellar of over 23m². On the parking level, the house includes a 90m² garage with a high ceiling that could be used to create a second level. 3 outbuildings complete this exceptional property, including a workshop, a large technical and storage room and a garden shed. Don't wait any longer to discover this property through the virtual tour that we'll be happy to send you on request after discussing your project. Information on the risks to which this property is exposed is available on the Géorisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

1 250 000 € fees included