

€ 860 000

**New house**

**4 rooms**

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

**Surface of the living : 59 m<sup>2</sup>**

**Surface of the land : 2435 m<sup>2</sup>**

**External condition : new**

**Features :**

pool, Portail électrique, double glazing, Air conditionné

3 bedroom

3 terraces

1 bathroom

1 shower

2 WC

2 garage

5 parkings

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

03/12/2024 - Prix T.T.C



## House 152 Saint-Clair-du-Rhône

An exceptional new villa on 3 different atypical levels, with a lower part for the swimming pool area and summer kitchen awaits you with a breathtaking view of the Rhône which can be found from all levels of the villa. As soon as you enter, you will be amazed through the huge bay windows of the living room and kitchen with access to a terrace overlooking the Rhône and the Condrieu mountains. You will also find a first independent bedroom on the upper half level with its bathroom and terrace access as well as access to one of the two garages to move into if you wish to create a real studio. Upstairs, the hallway leads to a magnificent suite with a terrace and its panoramic view from both the bedroom and the bathroom. A dressing room completes this suite. The third bedroom with terrace and view also has its dedicated bathroom. Below, the first level of construction, is the second garage and above all... a magnificent, beautifully landscaped and wooded exterior with a breathtaking panoramic view! This is where you will discover the Bali stone swimming pool and a space to enjoy sunny days and beautiful summer evenings! You are there... You can put down your suitcases! \* This property is presented to you by Rodolphe ROL, independent commercial agent of CARLE IMMOBILIER

