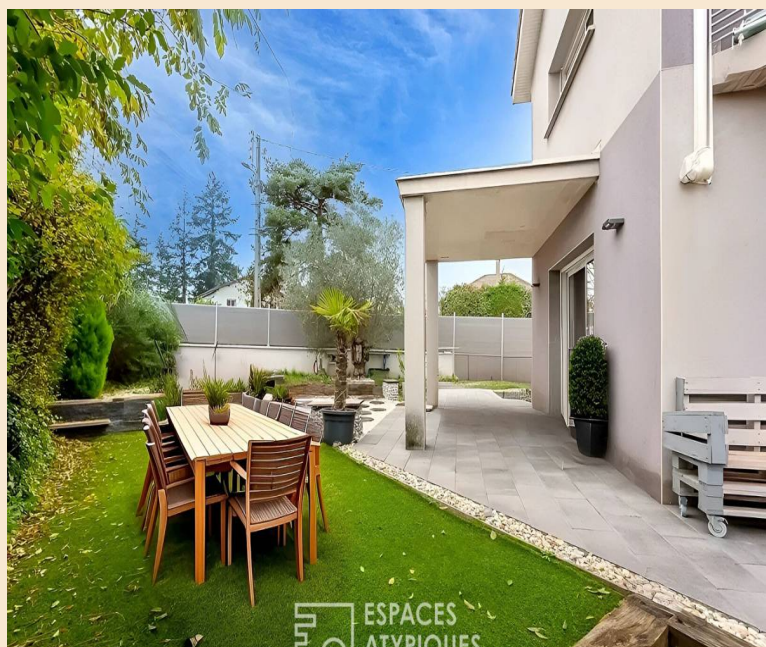


[Click to view MFH-EAL8796-3](#)

## Contemporary house with garden and swimming pool

Grézieu La Varenne , Rhône , Auvergne-Rhône-Alpes



**€630,000**

inc. of agency fees

4 Beds 1 Baths 140 sqm 0.05 ha

This contemporary house from 2016, with a surface area of 140sqm, is located in Grézieu-la-Varenne, in the immediate vicinity of the city center and all...

### At a Glance

**Reference** MFH-EAL8796-3

**Bed** 4

**Land** 0.05 ha

**Near to** Grézieu La Varenne

**Bath** 1

**Pool** Yes

**Price** €630,000

**Hab.Space** 140 sqm

**Land Tax** N/A

### Property Description

This contemporary house from 2016, with a surface area of 140sqm, is located in Grézieu-la-Varenne, in the immediate vicinity of the city center and all amenities. Located on a plot of 450sqm, it benefits from a garden with swimming pool and pétanque court.

The ground floor of the house consists of a beautiful open living room of approximately 50sqm, hosting a fully fitted and equipped contemporary kitchen, and a practical pantry area.

The layout of this living space is particularly bright thanks to large bay windows, offering a pleasant view of the outside. The master suite also finds its place and is distinguished by its comfort. It has a modern bathroom and a built-in dressing room, thus creating a truly intimate and refined space. Upstairs, the property is distinguished by an original hallway, decorated with a suspended net that adds a contemporary and playful touch, perfect for moments of rest and relaxation. The space is ideally distributed with three spacious bedrooms, designed to accommodate family or guests, as well as a bathroom. Each level has a toilet.

The garden has been designed to optimize moments of sharing. It has a covered terrace for moments of conviviality.

A pétanque court invites you to relax, while the swimming pool, a real asset, allows you to enjoy the beautiful days in a pleasant setting. A garage with a laundry area completes the services. Finally, the house has three outdoor parking spaces, offering great convenience on a daily basis.

The location, its generous volumes, its layout, and its services make it a rare and sought-after property.

ENERGY CLASS: C / CLIMATE CLASS: C

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€630,000

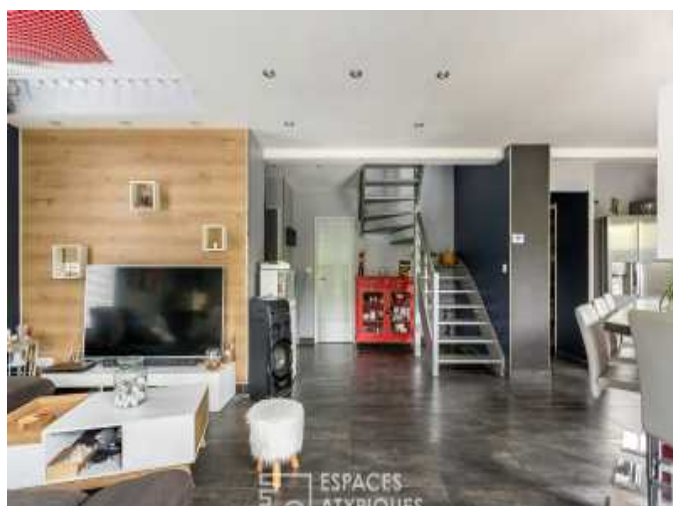
## Key Information

Year Built:	2016
Internal Area:	140 sqm
Land Area:	0.05 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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**S. and L. BROWN**



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