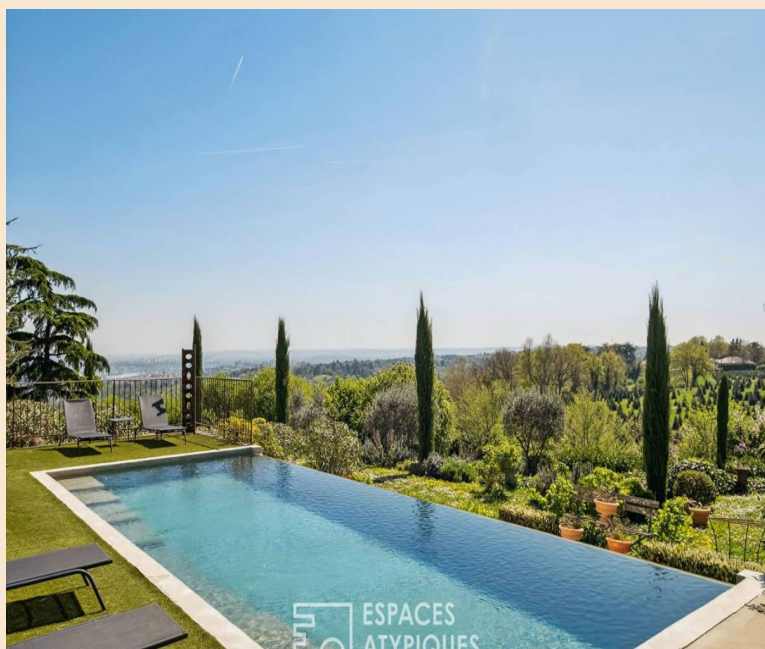


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Dream family property in a bucolic environment

Chaponost , **Rhône** , **Auvergne-Rhône-Alpes**



€1,690,000

inc. of agency fees

5 Beds 1 Baths 258 sqm 0.45 ha

Nestled on the heights of Chaponost, on the edge of Francheville, this old farm, completely renovated twenty years ago, now spreads out its 250 sqm in...

At a Glance

Reference MFH-EAL9559-2

Near to Chaponost

Price €1,690,000

Bed 5

Bath 1

Hab.Space 258 sqm

Land 0.45 ha

Pool Yes

Land Tax N/A

Property Description

Nestled on the heights of Chaponost, on the edge of Francheville, this old farm, completely renovated twenty years ago, now spreads out its 250 sqm in a perfect balance between authenticity and modern comfort. A rare property, a true family home, designed for shared moments and quiet times.

From the entrance, the volumes set the tone. The vast living spaces, through and bathed in light, open onto clear perspectives, offering a constant dialogue between interior and exterior. The living room and the dining room are one, creating a warm and fluid space, while the large eat-in kitchen and its mezzanine invite you to long convivial evenings.

On the first level, the sleeping area accommodates two large bedrooms, a bathroom, a laundry room and a separate toilet, forming an intimate and functional whole. On the upper floor, three additional bedrooms and a large open space, which can be converted into a living room, office or games room as desired, complete this residence where each floor benefits from its own sanitary autonomy. An architecture designed to adapt to the needs of each person, in a setting that is as practical as it is refined.

Outside, the magic happens. Over nearly 5000 sqm, the garden, designed by landscapers, unfolds into a succession of spaces where everyone will find their refuge: playground, shaded corners ideal for reading, large terraces to extend summer evenings. At the heart of this setting, the infinity pool overlooks the landscape, offering a spectacular view and a feeling of permanent escape.

The outbuildings further add to the charm and potential of the place. An independent apartment is an ideal space to accommodate family, friends or an au pair. A large hangar will delight car enthusiasts, DIY enthusiasts or those looking for storage. As for the friendly courtyard, it allows you to enjoy meals outdoors, sheltered from the vagaries of the weather.

Just two minutes from Francheville train station and a stone's throw from the center and

schools, this property combines the privacy of a privileged natural setting with proximity to amenities.

A unique property, where you just have to put down your suitcases and let the magic happen.

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average amount of annual energy expenditure for standard use, established from energy prices for the years 2021, 2022 and 2023: between EUR4,680 and EUR6,380

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,690,000

Key Information

Internal Area:	258 sqm
Land Area:	0.45 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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C. BAUER – Sunday Times

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S. and L. BROWN



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