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Family villa with swimming pool on 2300m2 of land (divisible)

Solaize , Rhône , Auvergne-Rhône-Alpes



€730,000

inc. of agency fees

4 Beds 1 Baths 155 sqm 0.24 ha

In the heart of the commune of Solaize, just twenty minutes from Lyon, this 155 sqm family home is located on a vast 2300 sqm plot, of which 1160 sqm...

At a Glance

Reference	MFH-EAL11411	Near to	Solaize	Price	€730,000
Bed	4	Bath	1	Hab.Space	155 sqm
Land	0.24 ha	Pool	No	Land Tax	N/A

Property Description

In the heart of the commune of Solaize, just twenty minutes from Lyon, this 155 sqm family home is located on a vast 2300 sqm plot, of which 1160 sqm are buildable and divisible. (Declaration accepted and validated) The environment is calm, green, and sheltered from any vis-à-vis, ideal for a peaceful family life while remaining close to amenities. Upon entering, we discover a beautiful living space of approximately 45 sqm, bathed in light thanks to a triple exposure, with a beautiful exposed framework that brings volume and character. The independent kitchen opens onto a bright veranda facing the terrace and the swimming pool, creating a pleasant continuity between the interior and the exterior. The sleeping area, well separated, includes four bedrooms, including a master suite, as well as a bathroom, separate toilet and plenty of storage space. In the basement, a double garage can park two vehicles and also houses a laundry room and a boiler room. The house is equipped with a recent heat pump, with underfloor heating and cooling that ensures optimal comfort all year round. The wooded garden, the swimming pool with roller shutter, and the absence of vis-à-vis reinforce the feeling of tranquility that emanates from this property. A functional, bright and well-located property, offering a pleasant living environment and rare development potential in the heart of Solaize. ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2022 energy prices: between EUR2,360 and EUR3,270

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€730,000

Key Information

Year Built:	1984
Internal Area:	155 sqm
Land Area:	0.24 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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