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## Quiet house in a cul-de-sac with garden and swimming pool

Fontaines Sur Saone , Rhône , Auvergne-Rhône-Alpes



€845,000

inc. of agency fees

4 Beds 1 Baths 140 sqm 0.05 ha

In Cailloux-sur-Fontaines, in the absolute calm of a residential cul-de-sac, this 140 sqm family home seduces with its serene atmosphere and contemporary...

### At a Glance

**Reference** MFH-EAL11377

**Bed** 4

**Land** 0.05 ha

**Near to** Fontaines Sur Saone

**Bath** 1

**Pool** Yes

**Price** €845,000

**Hab.Space** 140 sqm

**Land Tax** N/A

### Property Description

In Cailloux-sur-Fontaines, in the absolute calm of a residential cul-de-sac, this 140 sqm family home seduces with its serene atmosphere and contemporary materials. Nestled on a 535 sqm wooded plot with a swimming pool, it offers a rare quality of life, just a few minutes from Lyon.

The ground floor accommodates a vast living room, bathed in natural light thanks to large openings that extend the volumes to the outdoors. The open, modern and functional kitchen integrates perfectly into the living space and invites moments of sharing.

Upstairs, two bedrooms share a bathroom, while a master suite with a private shower room guarantees comfort and independence for everyone.

The exterior, designed as a haven of peace, consists of a carefully landscaped garden, a wooden terrace sheltered by a pergola, and a private swimming pool, ideal for enjoying sunny days in complete tranquility. A guest bedroom/office with shower room completes this set.

This modern, bright, quiet house with no work required offers a sought-after living environment for those who love properties that combine space, modernity, and natural surroundings.

Closed garage and parking spaces.

DPE in progress.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€845,000

Key Information

Year Built:	2013
Internal Area:	140 sqm
Land Area:	0.05 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes

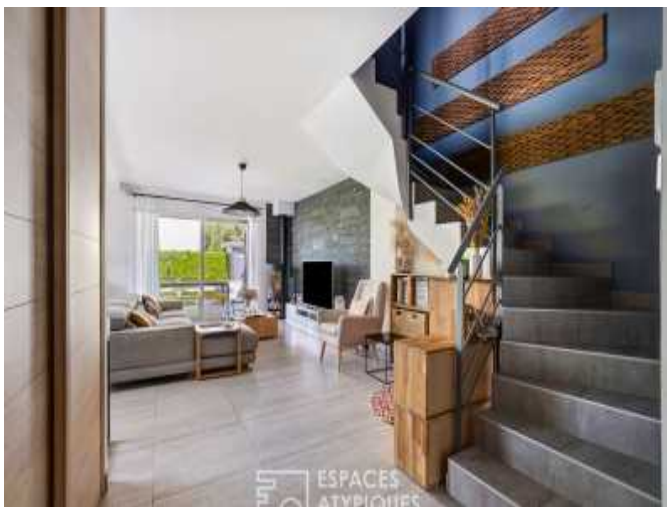


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**S. and L. BROWN**



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