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Provençal-style house with swimming pool near the center of Côtes d'Arey

Les Cotes D Arey , Isère , Auvergne-Rhône-Alpes



€575,000

inc. of agency fees

4 Beds 1 Baths 230 sqm 0.14 ha

Located just a 7-minute walk from the center of the Côtes-d'Arey village, this Provençal-style house of approximately 230 sqm, surrounded by a landscaped...

At a Glance

Reference	MFH-EAL11328	Near to	Les Cotes D Arey	Price	€575,000
Bed	4	Bath	1	Hab.Space	230 sqm
Land	0.14 ha	Pool	Yes	Land Tax	N/A

Property Description

Located just a 7-minute walk from the center of the Côtes-d'Arey village, this Provençal-style house of approximately 230 sqm, surrounded by a landscaped garden, sits on a 1,380 sqm plot.

This peaceful house nestles in the heart of a superb garden behind a majestic wrought iron gate. Dotted with various species, it is enhanced by a generously sized swimming pool and an exotic-style pool house.

Upon entering, the charm is felt as you enter a large living room where a double living room bathed in light is revealed. The magnificent view of the pool and garden, the fireplace with a beautiful insert, and the marble staircase hidden behind an architectural element are testament to the care taken in this home. Discreet yet functional, the kitchen is a prime focal point. Majestic in its size, a large table can easily accommodate 8 guests while maintaining a good circulation space. The layout is beautifully crafted and very well equipped. A full-height glass door allows direct access to the terrace, adding to the conviviality of the place. The sleeping area, well separated by a corridor, leads to three bedrooms, one of which has a French window for direct access to the pool. This sleeping area is completed by a bathroom and a laundry room. It is upstairs, accessible by a beautiful marble staircase, that the master bedroom is located. Its comfortable size allows you to find all the codes of a suite with its independent dressing room and its bathroom equipped with a large whirlpool bathtub. The charm of this room is magnified by its plunging view of the outdoors. Hidden from view, the terraces, the landscaped garden, the heated 5 X 10 swimming pool with submerged shutter, as well as the pool house in exotic colors inspire tranquility, relaxation and a festive atmosphere.

Other beautiful surprises are to be discovered in this large and beautiful house with Mediterranean charm. Close to the heart of the village, accessible on foot in 7 minutes by a protected path where the school and shops are located, this villa offers a practical and calm lifestyle. From October, Lyon will be 30 minutes away thanks to the opening of the new Vienne Sud interchange. A double garage.

A wine cellar. Property taxes = EUR3,100 Underfloor heating, heat pump for the swimming pool, insert fireplace Energy Class: C / Climate Class: A Estimated amount of annual energy expenditure for standard use: between EUR2,250 and EUR3,100 (average prices indexed on January 1, 2021)

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€575,000

Key Information

Year Built:	2007
Internal Area:	230 sqm
Land Area:	0.14 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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