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Charming house with a bucolic garden

Chaponost , Rhône , Auvergne-Rhône-Alpes



€519,000

inc. of agency fees

4 Beds 1 Baths 137 sqm 0.09 ha

Nestled on the border between Chaponost and Brindas, this 137 sqm adobe house (145 sqm floor space) stands out for its authentic charm and lush surroundings....

At a Glance

Reference	MFH-EAL10780-2	Near to	Chaponost	Price	€519,000
Bed	4	Bath	1	Hab.Space	137 sqm
Land	0.09 ha	Pool	No	Land Tax	N/A

Property Description

Nestled on the border between Chaponost and Brindas, this 137 sqm adobe house (145 sqm floor space) stands out for its authentic charm and lush surroundings. Situated on a bucolic 911 sqm plot, it enjoys a beautiful south-eastern exposure and offers a peaceful living environment, in perfect harmony with nature. Behind its discreet facade, the house reveals warm volumes and a soft ambiance, marked by the character of the old. The ground floor opens onto a separate kitchen and a pleasant, bright living room, combining the living and dining rooms in a friendly atmosphere. A terrace pleasantly extends the living room, opening onto a wooded garden, a true haven of tranquility. Upstairs, a hallway can be used as an office space leading to two comfortable bedrooms and a bathroom with toilet. The top level houses a vast attic bedroom with a unique charm, enhanced by its exposed beams. The layout of the whole offers great modularity and real development potential. Outside, the south-east facing terrace invites you to relax, directly connected to the living room. The carefully planted garden offers a rare country atmosphere in close proximity to amenities. A garden shed allows for the storage of outdoor equipment. A closed garage, an interior courtyard and several parking spaces complete this rare property. With its traditional rammed earth architecture, its bright atmosphere and its green setting, this house will appeal to lovers of atypical properties looking for a unique place to live. ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from January 2021 prices: between EUR1,830 and EUR2,520

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€519,000

Key Information

Internal Area:	137 sqm
Land Area:	0.09 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



Gallery







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S. and L. BROWN



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