

# Renovated family home with swimming pool in Charly

#### Charly, Rhône, Auvergne-Rhône-Alpes





Located in Charly, this 170m2 family home benefits from a modern renovation and benefits from a natural swimming pool on a plot of 1185m2. The interior...

### At a Glance

Reference	MFH-EAL9079-2
Bed	5
Land	0.12 ha

Near to Charly Bath 1 Pool Yes Price€850,000Hab.Space200 sqmLand TaxN/A

#### **Property Description**

Located in Charly, this 170m2 family home benefits from a modern renovation and benefits from a natural swimming pool on a plot of 1185m2. The interior is distinguished by a large bright living room, extended by a winter garden which creates a real continuity with the exterior. The kitchen, modern and fully equipped, opens onto the living room and promotes a friendly atmosphere. On the same level, the master suite, with dressing room and private bathroom, offers all the necessary comfort. Upstairs, four additional bedrooms and a room to be fitted out allow you to personalize the space. A renovated shower room completes this level. Outside, the landscaped garden and the natural swimming pool provide a peaceful and intimate living environment. An outdoor pool and a garage complete the assets of this house, ideal for enjoying the calm and the surrounding nature. This atypical property, between modernity and character, offers a rare and quality living environment, while being just a few minutes from shops and transport. ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between EUR2,600 and EUR3,500

Summary		Key Information	
Property type:	House	Internal Area:	200 sqm
Bedrooms:	5	Land Area:	0.12 ha
Bathrooms	1	Has a Garden	Yes
Price	€850,000	Swimming Pool?	Yes

# Location: Auvergne-Rhône-Alpes

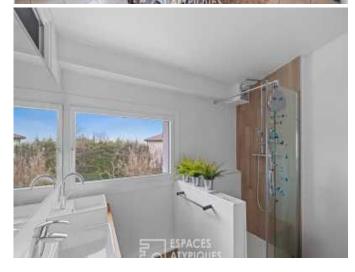


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#### S. and L. BROWN



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