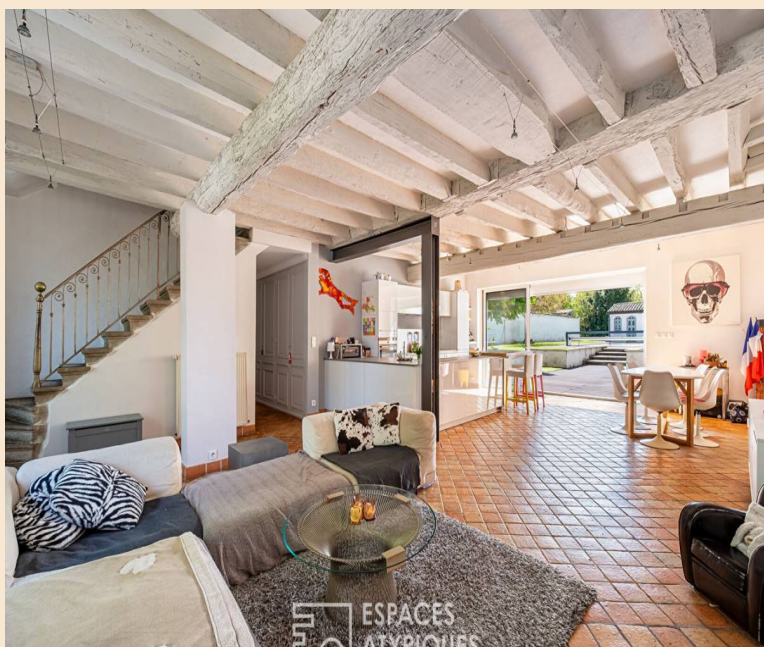


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Family home made of rammed earth with swimming pool

Rillieux La Pape , Rhône , Auvergne-Rhône-Alpes



€649,000

inc. of agency fees

5 Beds 2 Baths 215 sqm 0.06 ha

Located in Rillieux-la-Pape, this 215sqm rammed earth house boasts an authentic character, generous volumes, and a peaceful setting. Situated on a 600sqm...

At a Glance

Reference	MFH-EAL10850-1	Near to	Rillieux La Pape	Price	€649,000
Bed	5	Bath	2	Hab.Space	215 sqm
Land	0.06 ha	Pool	No	Land Tax	N/A

Property Description

Located in Rillieux-la-Pape, this 215sqm rammed earth house boasts an authentic character, generous volumes, and a peaceful setting. Situated on a 600sqm wooded plot with a swimming pool, it includes a garage, a carport, and several parking spaces. The entrance reveals a generous, light-filled living room, built around an open-plan kitchen, ideal for socializing. This level also features a master bedroom with a dressing room, a bathroom with a bathtub and shower, and a separate toilet. Upstairs, the sleeping area consists of four comfortably sized bedrooms, one with an en-suite shower room and another with its own bathroom. An office completes this floor, as does a second separate toilet. On the top floor, the attic space of approximately 100sqm, currently unfinished, offers remarkable additional development potential, giving free rein to any space creation project. Outside, the carefully maintained garden invites you to relax. The swimming pool blends harmoniously into this green setting, bringing freshness and privacy on sunny days. The fully enclosed grounds benefit from an optimal layout. Combining old-world charm with modern comfort, it offers a family and functional living environment in close proximity to shops, transport and schools.

ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR3,690 and EUR5,060

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€649,000

Key Information

Year Built:	1890
Internal Area:	215 sqm
Land Area:	0.06 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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