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Villa with garden and swimming pool in the heart of Pommiers

Pommiers , Rhône , Auvergne-Rhône-Alpes



€750,000

inc. of agency fees

4 Beds 195 sqm 0.08 ha

In a calm and carefully preserved environment, on a plot of 840 sqm, this 195 sqm house embodies a certain idea of contemporary well-being: generous volumes,...

At a Glance

Reference MFH-EAL11692

Near to Pommiers

Price €750,000

Bed 4

Pool No

Hab.Space 195 sqm

Land 0.08 ha

Land Tax N/A

Property Description

In a calm and carefully preserved environment, on a plot of 840 sqm, this 195 sqm house embodies a certain idea of contemporary well-being: generous volumes, fluid circulation, and living spaces designed to welcome, share and breathe.

From the entrance, the eye is caught by the perspective: a living room bathed in light is structured around a cathedral living room of 36.5 sqm, subtly connected to a warm dining room and a convivial open kitchen.

The whole extends onto a terrace of nearly 62 sqm, a true link between the interior and a carefully landscaped exterior.

Half-open, a vast games room of more than 30 sqm invites you to relax or create, depending on the inspiration of the moment.

A 26 sqm indoor-outdoor extension completes this space, ideal for a winter garden, a workshop or a summer lounge. Set back, the master suite is a true cocoon of privacy, with a bedroom featuring a custom-made dressing room and a bathroom that combines comfort and serenity.

The upper floor, accessible by a stylishly designed walkway, leads to three bedrooms and an elegant shower room. Outside, the grounds are structured around a 175 sqm pool area, perfect for long summer days, extended by a workshop/pool room.

A parking area completes this complex designed for a life without compromise.

A house of character, both functional and poetic, where every square meter has been carefully considered.

ENERGY CLASS: C / CLIMATE CLASS: C

Estimated average annual energy expenditure for standard use, based on 2021 energy prices:
between EUR1,600 and EUR2,164

Summary

Property type:	House
Bedrooms:	4
Price	€750,000

Key Information

Internal Area:	195 sqm
Land Area:	0.08 ha

Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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