

389 000 €

Contact agency  
**CARLE IMMOBILIER**

19 rue Jean Jaurès  
69740 Genas

+33 (0)4 78 70 42 15 / contact@carle-  
immobilier.com

**For sale new house**

**4 rooms**

**Surface : 96 m<sup>2</sup>**

**Surface of the living : 44 m<sup>2</sup>**

**Surface of the land : 631 m<sup>2</sup>**

**Year of construction : 2015**

**Exposition : Sud nord**

**View : Parc**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, CALM, AIR CONDITIONING

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

2 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : C**

Document non contractuel



## New house 205 Charvieu-Chavagneux

Recent house of 94 m<sup>2</sup> CARLE IMMOBILIER offers you this recent 94m<sup>2</sup> house built in 2015 at the end of a dead end in a bucolic setting. Perfectly located on a plot of 631 m<sup>2</sup>, you will enjoy a breathtaking view of the vegetation of the fitness trail. To do this, open the front door and discover a beautiful, bright living space of more than 44 m<sup>2</sup> with the living room and dining room giving direct access to the terrace and the garden. The equipped American kitchen is attached to the pantry which will allow you to store your provisions and increase your storage capacity. Upstairs, the hallway leads to 3 bedrooms with wardrobes, each air-conditioned, a bathroom with a large bathtub and a separate toilet. For parking, two lunch spaces are provided in addition to the fully painted and insulated garage. Ideally located, you will be in the immediate vicinity of nursery and primary schools, just 3 minutes from the supermarket, 7 minutes from the A432 motorway and 13 minutes from the T3 tram. Do you like these features? Take the time to take the virtual tour and don't wait any longer to get in touch! Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr) \*\* This property is presented to you by EI Thibaud QUINCHEZ, independent commercial agent of CARLE IMMOBILIER registered with the RSAC of Lyon under number 897 407 607 - Holder of the real estate canvassing card on behalf of CARLE IMMOBILIER

