

**149 010 €**

**Contact agency**

**Agence BBii**

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**For sale house**

**5 rooms**

**Surface : 118 m²**

**Surface of the land : 1090 m²**

**Year of construction : 1984**

**Exposition : Sud**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Kitchen garden, Bedroom on ground floor

3 bedroom

1 terrace

1 bathroom

2 WC

2 garage

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

04/07/2025 - Prix T.T.C



### House 8956 Chauffailles

For sale – 118 m² family house in Chauffailles (1 hour 20 minutes from Lyon)  
Charming family home with garden, ideal for a first purchase The BBii Agency presents this house full of potential, located in Chauffailles , in the heart of a peaceful and family environment, only 1 hour 20 minutes from Lyon . Built on a basement, this 118 m² house offers a functional and welcoming layout. On the ground floor: - A living room/kitchen area, - A bathroom with WC , - An ideal office for teleworking, - Two spacious garages (19 m² and 23 m²), perfect for vehicles or storage space. Upstairs: - Two bedrooms with wall cupboards , - A second bathroom , - A separate toilet , - A fully equipped kitchen , - A large, bright living room , with the possibility of installing a wood-burning stove , - Access to a south-facing balcony with a view of the enclosed garden . The whole is located on a plot of 1,090 m² , nicely landscaped, with private garden, well, outdoor terrace and pleasant green areas. Strengths: - Close to schools, shops and amenities , - Ideal for a family or a first purchase , - Very rare in the area. - Property tax: €809/year Don't wait any longer to come and discover this house full of charm and authenticity, which is just waiting for you to write a new family story. Price: €149,000 including tax (fees payable by the seller) Make an appointment easily Our online calendar is available here: <https://calendar.app.google/tRUqmomeMjRZwGJy9>

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