

**Price on request**

**Contact agency**

**Caron Immobilier**

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**For sale house**

**6 rooms**

**Surface : 130 m<sup>2</sup>**

**Surface of the land : 1001 m<sup>2</sup>**

**Year of construction : 1984**

**Exposition : Ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : GOOD**

4 bedroom

2 terraces

2 bathrooms

1 shower

2 WC

1 garage

2 parkings

**Energy class (dpe) : D**

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

Document non contractuel

02/02/2026 - Prix T.T.C



### House 39 Chaponost

Beautiful family home in Chaponost, a sought-after residential area. Located in the highly desirable town of Chaponost, known for its exceptional living environment, its village atmosphere, and its close proximity to Lyon, this house offers great potential in a quiet and green residential setting. With 131 m<sup>2</sup> of living space (190 m<sup>2</sup> floor area), it sits on a stunning flat, wooded, and pool-ready plot of 1000 m<sup>2</sup>. Thanks to its triple exposure, it features two well-oriented terraces, perfect for enjoying sunny days. The ground floor includes: A spacious, bright living room with outdoor access, A welcoming dining room, A separate equipped kitchen, A master bedroom with an en-suite bathroom, Two bedrooms and a bathroom, A nice office overlooking the garden. Upstairs, the converted attic houses a fourth bedroom with a private shower room, ideal as a space for a teenager or an independent suite. A large enclosed garage, ample storage space, and a landscaped garden surround the house. Close to public transport, schools, and amenities, this home offers the comfort of a family environment with strong potential for added value.

**Fees and charges :**

