

## Price on request

### Contact agency

#### Acanthe Immobilier

29, Avenue Jean Jaurès

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### For sale house

5 rooms

Surface : 194 m²

Surface of the living : 55 m²

Surface of the land : 1140 m²

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

### Features :

POOL, fireplace, double glazing, Automatic Watering, Motorized shutters, Automatic gate, CALM

4 bedroom

2 terraces

1 bathroom

2 showers

3 WC

3 garage

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D



## House 3437 Teyran

New exclusive listing in Teyran. Situated in a quiet residential neighborhood at the end of a very peaceful dead-end street, discover this stunning architect-designed house of 194 m², built on a beautifully landscaped 1400 m² plot with a swimming pool. On the ground floor, you'll be charmed by a spacious entrance and a 70 m² living room featuring a swiveling Focus fireplace. The modern open-plan kitchen, with its central island, is fully equipped. The covered terrace of over 50 m² with its built-in barbecue is a genuine additional living space. The ground floor also includes a laundry room, a boiler room, a shower room, and a separate toilet. Upstairs, you'll find three large bedrooms with built-in wardrobes, a full bathroom, and a separate toilet. A fully fitted independent 38 m² studio can welcome family, friends, or simply generate rental income. Designed by an interior decorator, it offers a lovely bedroom, a TV lounge area facing a bay window, a shower room, and a kitchen with access to a private garden and a pleasant shaded dining area. Outside, the saltwater pool is complemented by its technical room, equipped with a shower and a toilet. Additional features: gas heating, reversible air conditioning in all rooms, automatic irrigation supplied by water from the Bas Rhône. A double garage of 30 m² along with a 17 m² drive-through garage used as storage complete this property. Electric gate. For more information, call Patrick Ferrié at 0609921061

