COLDWELL BANKER
EUROPA REALTY

House Saint-Péray 257 m²



SALE PRICE : 995 000 €

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prestige@coldwellbanker.fr

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DESCRIPTION

Exclusively listed by Coldwell Banker, discover this exceptional property in a commanding position in Saint-Péray, offering breathtaking panoramic views of the mountains and vineyards.

Built on a landscaped plot of 3,272 sqm, this remarkable 257.52 sqm (Carrez law) architect-designed house captivates with its curved graphic lines and a subtle blend of contemporary and Art Deco influences. Expansive bay windows flood the spaces with natural light, erasing the boundary between indoors and outdoors.

Upon entering, you will be charmed by the grand reception volumes. The heart of the home spans nearly 80 sqm. Entirely glass-fronted, this space brings together a living room and a dining room around a central fireplace, along with an elegant bar area. A fully equipped kitchen, a pantry, and a versatile room that can serve as an office or playroom complete this first level.

The layout of the sleeping quarters has been designed to offer perfect independence. Upstairs, the master suite forms a true 42 sqm private space opening onto a panoramic terrace. It includes a bedroom, a mezzanine, a custom walk-in closet, and a luxurious bathroom.

The lower level is dedicated to family and guests. It accommodates two bedrooms, a bathroom, a large 52 sqm recreation room, as well as an independent 42 sqm studio, perfect for hosting guests in complete privacy.

Outside, the property benefits from high-quality contemporary amenities. Completely renovated in 2017, notably with the installation of a heat pump, reversible air conditioning, and aluminum window frames, the house guarantees absolute modern comfort. The terraces harmoniously follow the natural terrain to guide you toward the centerpiece of the garden: a spectacular 12 x 8-meter curved infinity pool that seems to blend seamlessly into the horizon.

A 33 sqm garage and generous parking spaces complete this unique living environment, designed for lovers of architecture and rare panoramic views.

Asking price: 950,000 euros (Agency fees payable by the seller)

Energy Performance Certificate (EPC): C

Estimated annual energy costs (approximate): between 2,380 euros and 3,240 euros

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	257.52 m²	Property tax:	€2.00
Number of rooms:	7 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 98

Greenhouse gas emissions (GHG) index: A 3

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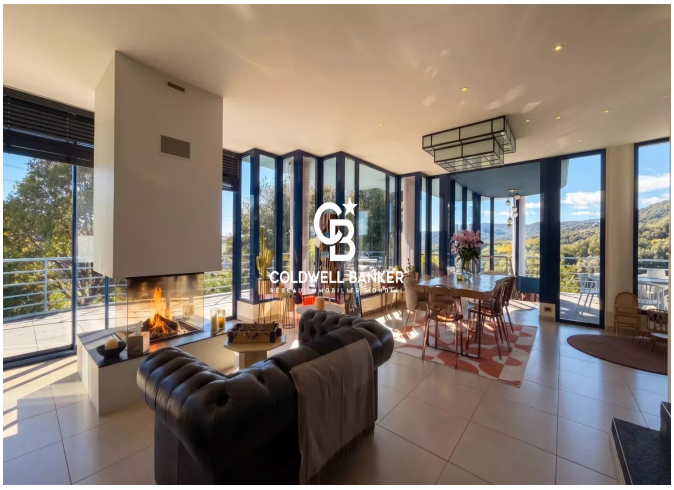







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