COLDWELL BANKER
EUROPA REALTY

House Francheville 250 m²



SALE PRICE : 1 145 000 €

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DESCRIPTION

Located in the heart of a high-end, secure, and monitored residence, this beautiful house built in 2004 will charm you with its generous spaces, natural light, and quality features.

Perfectly connected, the residence is just steps from public transport, including the C20 bus line right in front, offering direct access to Bellecour.
The environment is exceptionally peaceful, providing a serene and privileged lifestyle.

With a surface area of 160 m² under Carrez Law (250 m² total usable space) on a plot of approximately 1,000 m², the house is laid out as follows:

Fully fitted basement:
A spacious multipurpose room (games room, home cinema, office, etc.), a bedroom, a shower room with toilet, a laundry room with secondary kitchen, and extensive storage space.

Ground floor:
A vast dual-aspect living room with open-plan kitchen opening directly onto the terrace and pool, a master suite, an additional bedroom, and a separate toilet.

First floor:
Three further bedrooms, a bathroom, and a separate toilet.

Key features of the property:

Dual-flow mechanical ventilation system

Electric roller shutters with centralized control

Entire house repainted just one month ago

Fireplace with insert

Large motorized double garage

An ideal home for a family seeking comfort in a peaceful, secure environment, while remaining perfectly connected to the city.
A must-see!

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FEATURES

Property type:	House	Area:	250.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	6 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 172

Greenhouse gas emissions (GHG) index: B 6

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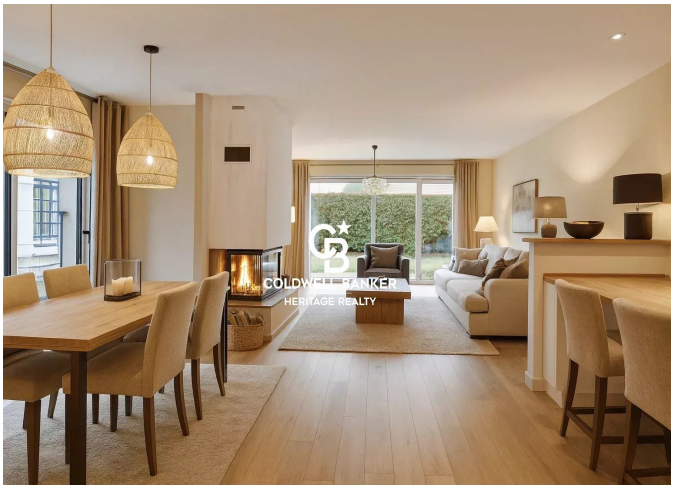



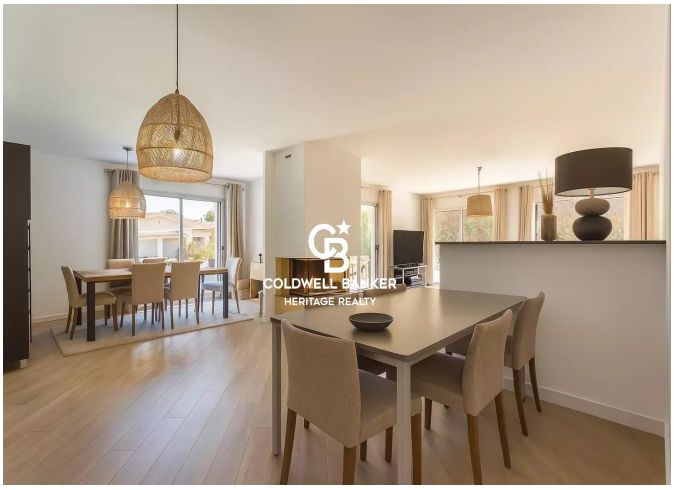







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