

Sablons (38) spacious house of 178 m with swimming pool, landscaped grounds of 1940m and view of Mount Pilat



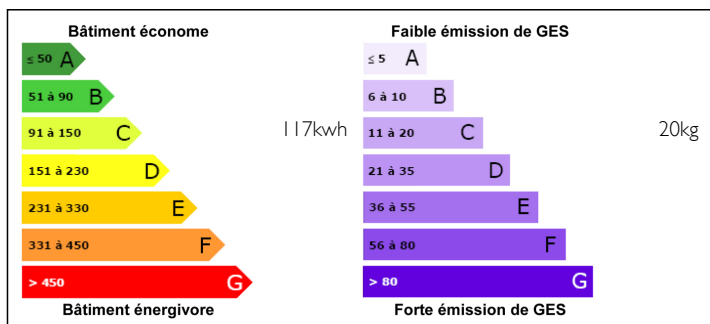
## INFORMATION

Town:	Sablons
Department:	Isère
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	1940 m2

## IN BRIEF

A few minutes from the magnificent banks of the Rhône, this south-facing house has been designed to take full advantage of the 2 terraces during convivial moments around the pool area with its jacuzzi and fully equipped summer kitchen. It offers on 2 levels, 3 bedrooms of 12 to 25 m<sup>2</sup>, a pleasant kitchen / living room / dining room of 63 m<sup>2</sup>, an office / games room of 25 m<sup>2</sup>, 2 bathrooms, 2 toilets, a laundry room of 15 m<sup>2</sup> and a large underground cellar. The house has a separate office area of 70 m<sup>2</sup> which can be converted into an apartment, and a double garage of 73 m<sup>2</sup>. 5 minutes from all amenities (schools, shopping centre and town centre) Sablons is located 40 minutes from Valence and the south of Lyon and 2 hours and 30 minutes from the sea and ski resorts.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 1200 EUR

## NOTES