LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42463DVI69 Price: 1 260 000 EUR

agency fees to be paid by the seller

Exceptional architect-designed house, 300 m -heated indoor pool and Asian-inspired patio + geothermal heating















INFORMATION

Town:	Vourles
Department:	Rhône
Bed:	6
Bath:	4
Floor:	308 m2
Plot Size:	2546 m2

IN BRIEF

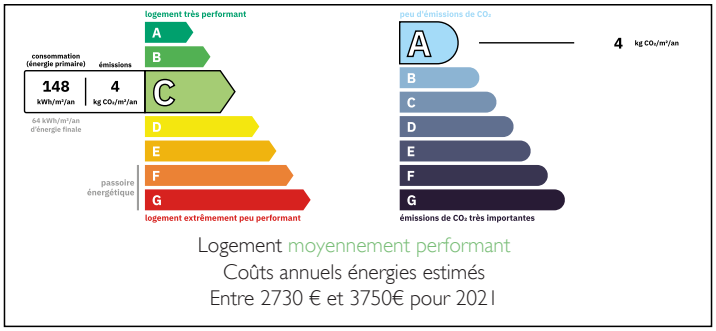
Nestled in a sought-after residential area, this 308 sq m architect-designed house captivates with its contemporary elegance, enhanced by refined Asian influences. Two antique doors brought from India and Rajasthan, along with a thousand-year-old olive tree at the center of a spectacular patio, lend the property a rare and unique character.

Set on a flat, landscaped plot of 2,500 sq m, it features a 65 sq m heated indoor pool, a true haven of well-being, opening onto a spacious 82 sq m living and dining room. The separate kitchen, with a pantry, opens onto two covered and open terraces.

The ground floor also includes two suites, while a glass-enclosed gallery leads to a master wing comprising an office and a 33 sq m suite.

Upstairs, three large bedrooms, a bathroom and a toilet complete the property. A 76 m² garage, a separate guest house, high-end amenities, geothermal heating, and underfloor heating and cooling are also included.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2730 € et 3750€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **3084 EUR**

NOTES

DESCRIPTION

• Vourles is a charming residential village ideally located just 13 km southwest of Lyon, offering an exceptional balance between a relaxed lifestyle, nature, and urban proximity.

• Nestled among fields, orchards, and wooded areas that cover nearly half of its territory, the village captivates with its verdant, peaceful, and authentic setting, while also benefiting from the amenities of a major metropolis within easy reach.

• Residents of Vourles enjoy a vibrant community life, quality infrastructure (schools, local shops, sports facilities, cultural services), and friendly local events that enrich village life.

• Thanks to its strategic location, Vourles combines quick access to Lyon, village life with its historic fruit market, and a family-friendly quality of life, making it a highly sought-after address for families and professionals seeking tranquility without sacrificing the dynamism of Lyon.

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