



House

LES OLLIERES SUR EYRIEUX (07)

540 000 €



149 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

UNIQUE in the Eyrieux Valley, magnificent single-storey villa built in 2019 in a loft style with very good amenities, top-notch layout and decoration, on a plot of 1338 m². Accessible for people with reduced mobility Very large, perfectly equipped kitchen with central island opening onto a large living room with a sober and refined atmosphere (53 m²), the multiple bay windows offer a contemplative view of the garden, its terraces and its swimming pool with direct access to the exterior. This property is composed of a magnificent living room/living room opening directly onto the garden and the swimming pool. 2 separate sleeping areas: a space for the master suite (dressing room, bathroom with bathtub, shower and WC) and a second space composed of 3 bedrooms with dressing rooms and a shared bathroom with spa bathtub, a walk-in shower and a double sink, and finally a separate toilet. A huge garage that can accommodate 3 cars and also accessible from the inside, above a mezzanine partly covers the garage to provide storage. Adjoining the kitchen, a laundry room, boiler room, pantry of 9m² adds appreciable practicality to this house. A welcoming entrance with large closets provides an immediate and practical storage solution. Its exteriors offer a pleasant swimming pool (9X4m) to enjoy moments of relaxation. A large tiled terrace of 60m² as well as a large motorized awning. Lawn maintenance is made easier thanks to automatic watering and a robot lawn mower. The land is enclosed and landscaped and there is also a pétanque court. The services are numerous and of high quality, home automation and video surveillance of the house. Large bay windows allow easy access to the outside and the light is excellent. The kitchen is also very well equipped. Heating is provided by a heat pump with a floor heating in winter and cooling in summer. The paintings are impeccable and the tasteful decoration will allow as many people as possible to appreciate this beautiful house. Solar panels installed on the roof allow the production of electricity, the surplus is sold to the network. The house is TURNKEY, NO work or development is required! The house is located in the town of Ollières/Eyrieux, close to all amenities (shops, healthcare), nursery, primary school, middle school 5 km away, Privas or Cheylard high school (with a school bus). Valencia accessible in less than 40 minutes, Privas in 25 minutes and motorway entrances/exits accessible in 25 minutes. A bus allows you to reach Valence 5 times/day in one direction or the other and from there the Valence city station then Valence TGV by a TER from the Valence city station or from Beauchastel, which will allow you to take a train to many destinations throughout France (Marseille, Lyon, Avignon, Lille, Grenoble, etc.) Paris will only be 3 hours from home. Nearby, you can indulge in leisure activities such as cycling, walking or hiking on the Dolce Via or many other routes in the heart of the greenery and the green and wild countryside. Beautiful rivers dot the countryside such as the Eyrieux, the Glueyre, the Dunière or the Auzène, where you can cool off or practice fishing or even practice canoeing on the Eyrieux. Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,85% TTC du prix hors honoraires.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 840308

Property type House

SURFACES

Living space 149 m²

Living room surface 38 m²

Land surface 1338 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Number of bathrooms 2

Toilets count 2

DPE/GES

DPE 25

GES 1

APPENDIX

Parking extérieur

Parking space 4

Garage 2

Videophone Oui

SERVICES

Air conditioning Yes

Heater climatisation réversible

Heater pompe à chaleur

Kitchen américaine



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle