



## MARCY (69)



9 pièce(s)

5 chambre(s)

Marcy 69480 - 231m<sup>2</sup> of living space - Swimming pool - Double Garage -  
 View This house evokes holidays, the south of France, Provence, yet it is  
 in Marcy (69480), around twenty-five kilometers from Lyon. If 9 main  
 rooms, 231m<sup>2</sup> of living space, more than 300m<sup>2</sup> of useful space built on a  
 plot of 1,427m<sup>2</sup>, if...

- A breathtaking view of the Saône valley, Mont Verdun and the Alps...
- Sunshine and calm incredible...
- 4 bedrooms / 4 bathrooms...
- A living/dining room area (62.30m<sup>2</sup>) separated by a double-sided built-in insert...
- A "home cinema" room...
- A pantry...
- A laundry room ...
- A buried wine cellar...
- A double garage/workshop of 55m<sup>2</sup>...
- A gym with sauna...
- A swimming pool of 10x5
- A poolhouse of 16m<sup>2</sup>...
- 110m<sup>2</sup> of terraces...

... and above all a plan which allows living there in large numbers without crossing paths, or on the contrary meeting up to share time in the living spaces inside or outside are enough assets to hold your attention, so I am at your disposal to answer all the questions that go through your mind preferably over the phone, tell you the procedure to follow to make a remote visit (virtual visit) and organize a real visit if you wish.

A6-A89 10 minutes Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**THOISSEY (01140)**

Agent

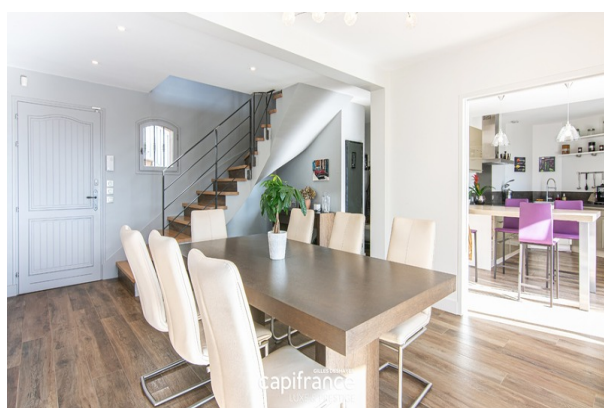
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**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding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

## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 846844

Property type ..... Architect Villa

Year of construction ..... 1993

Exposure ..... TRAVERSANT E-W

V Vue dégagée, Panoramique, sur Jardin, sur Piscine

### SURFACES

Living space ..... 231 m²

Surface Carrez Law ..... 231 m²

Living room surface ..... 62 m²

Land surface ..... 1427 m²

### COMPOSITION

Number of rooms ..... 9

Number of bedrooms ..... 5

Number of bathrooms ..... 1

Toilets count ..... 3

Washrooms ..... 3

Balcony ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 232

GES ..... 7

### APPENDIX

Parking ..... couvert

Parking space ..... 3

Garage ..... 2

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... électricité

Heater ..... bois

Kitchen ..... aménagée

Swimming-pool ..... Yes



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