



Architect Villa

TASSIN LA DEMI LUNE (69)

1 400 000 €*

* Agency fees to be paid by the seller



261 m²



10 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Life without compromise ... just that!

Here, you reconcile full greenery with great calm and proximity to everything: in a very small dead end, you are surrounded by beautiful trees in an ultra peaceful area, almost still wild ... but 10 minutes on foot from the buses which 5 minutes to St Joseph, 8 to l'Horloge and 15 to Gorge de loup. For a family, it's a bit ideal!

Designed by an architect, without compromising on the quality of the building and on comfort, you enter a small bubble apart. From every corner of the garden, you are sheltered from all eyes. Facing south-west, the garden is ultra neat, lit and easy to maintain: watering and mowing are automatic!

The heated swimming pool benefits from a pretty sheltered and equipped summer kitchen. Hidden by the big fig tree, a covered and open space hosts a recent jacuzzi, easy to open, lit and soundproofed. A

round the house, the atmospheres are all different on the terraces: shaded and intimate or sunny and open. Inside, it's inside-out: all the bay windows capture magnificent garden views under the beautiful light from morning to evening. The spaces are generous, communicating and comfortable with fireplace, air conditioning, home cinema, gym, 3 sleeping areas, 5 bedrooms and 1 panoramic office.

In short, we don't live here the same as elsewhere and the house will convince you of that. Do we discover it together? 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).

**** 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 851193

Property type Architect Villa

Year of construction 2004

Exposure S-W

View Vue dégagée, sur Forêt, sur Jardin, sur Piscine

SURFACES

Living space 261 m²

Surface Carrez Law 261.14 m²

Living room surface 53 m²

Land surface 1500 m²

COMPOSITION

Number of rooms 10

Number of bedrooms 5

Number of bathrooms 1

Toilets count 4

Washrooms 3

Terrace 1

DPE/GES

DPE 123

GES 24

APPENDIX

Parking extérieur

Parking space 4

Cellar 1

Videophone Oui

SERVICES

Air conditioning Yes

Heater climatisation réversible

Heater gaz

Kitchen aménagée

Swimming-pool Yes

Intercom Yes



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