

## Price on request

### Buying house

5 rooms

Surface : 118 m<sup>2</sup>

Surface of the land : 1090 m<sup>2</sup>

Year of construction : 1984

Exposition : Sud

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

### Features :

Potager, Bedroom on ground floor

3 bedroom

1 terrace

1 bathroom

2 WC

2 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

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07/12/2025 - Prix T.T.C



## House 8956 Chauffailles

For sale – 118 m<sup>2</sup> family house in Chauffailles (1 hour 20 minutes from Lyon)  
Charming family home with garden, ideal for a first purchase The BBii Agency presents this house full of potential, located in Chauffailles , in the heart of a peaceful and family environment, only 1 hour 20 minutes from Lyon . Built on a basement, this 118 m<sup>2</sup> house offers a functional and welcoming layout. On the ground floor: - A living room/kitchen area, - A bathroom with WC , - An ideal office for teleworking, - Two spacious garages (19 m<sup>2</sup> and 23 m<sup>2</sup>), perfect for vehicles or storage space. Upstairs: - Two bedrooms with wall cupboards , - A second bathroom , - A separate toilet , - A fully equipped kitchen , - A large, bright living room , with the possibility of installing a wood-burning stove , - Access to a south-facing balcony with a view of the enclosed garden . The whole is located on a plot of 1,090 m<sup>2</sup> , nicely landscaped, with private garden, well, outdoor terrace and pleasant green areas. Strengths: - Close to schools, shops and amenities , - Ideal for a family or a first purchase , - Very rare in the area. - Property tax: €809/year  
Don't wait any longer to come and discover this house full of charm and authenticity, which is just waiting for you to write a new family story. Price: €149,000



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Document non contractuel - Barème de prix disponible sur notre site internet

SIRENT 51396597000025 - SARL capital 15 000€ - CPI 0605 2018 000 034 099 Délivrée par la CCI NICE COTE D'AZUR - LLOYD'S G.F. LEGA  
104317 : 110 000€ - RCP LEG 103904