



## EXCEPTIONAL PROPERTY

Chemin du cul du bois | 73310 Chindrieux | Reference : 5314073

**CHF 895,000.-**



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## EXCEPTIONAL PROPERTY

FR-73310 Chindrieux | Chemin du cul du bois | **CHF 895,000.-**



Enjoy an idyllic living environment just a stone's throw from Lake Bourget, its beach and marina! Nestled in a peaceful and verdant setting, this family home combines comfort and practicality.

### A warm and functional interior

As soon as you enter, you will be seduced by this light-filled hall and its large staircase worthy of a fairy tale, an open and convivial kitchen opening onto a large living room ideal for sharing precious family moments. With its **six bright rooms**, this house offers beautiful volumes and an organization designed for the well-being of everyone. **Separate toilet** and **guest bathroom** complete this optimized living space.

### A privileged exterior

Enjoy your mornings on **a balcony with stunning views of the garden**, a true green oasis where calm and serenity reign. A **double garage with storage** facilitates storage and parking.

### An exceptional living environment

Nature lovers will appreciate the **access to the lake, hiking trails and bike paths nearby**, while amenities (restaurants, health services, shops) are within easy reach.

Don't miss this unique opportunity to live in one of the most sought-after areas of Chindrieux!

**Contact us today for a viewing.**

## CHARACTERISTICS

Reference: **5314073**

Type: **Single family house**

Availability: **Immediate**

Rooms: **6**

Bedrooms: **4**

Bathrooms: **2**

Living area: **~ 200 m<sup>2</sup>**

Useful surface: **~ 258 m<sup>2</sup>**

Ground surface: **~ 2177 m<sup>2</sup>**

Year of construction: **1994**

Heating types: **Heat pump, Solar, Aeroforming -> Aerothermal energy**



**CONTACT FOR VISITING**

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## CHARACTERISTICS

FR-73310 Chindrieux | Chemin du cul du bois | **CHF 895,000.-**

### CHARACTERISTICS

Availability	<b>Immediate</b>	Heating types	<b>Heat pump, Solar, Aeroforming -&gt; Aerothermal energy</b>
Type	<b>Single family house</b>	Condition of the property	<b>Very good</b>
Reference	<b>5314073</b>	Standing	<b>Standard</b>
Second home	<b>Authorized</b>	Living area	<b>~ 200 m<sup>2</sup></b>
Rooms	<b>6</b>	Ground surface	<b>~ 2177 m<sup>2</sup></b>
Bedrooms	<b>4</b>	Useful surface	<b>~ 258 m<sup>2</sup></b>
Bathrooms	<b>2</b>		
Year of construction	<b>1994</b>		

### CONVENIENCES

#### NEIGHBOURHOOD

- Lake
- Beach
- Marina
- Restaurant(s)
- Railway station
- Bus stop
- Hiking trails
- Bike trail
- Doctor

#### OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Bench

#### INSIDE CONVENIENCES

- Box with depot
- Eat-in-kitchen
- Open kitchen
- Separated lavatory
- Guests lavatory
- Craft room
- Partially furnished
- Air conditioning
- Humidifier
- Water softener
- Double glazing
- Bright/sunny
- Penthouse
- With character

#### EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Shower
- Bath
- Optic fiber
- Outdoor lighting



FLOOR

- Tiles

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Lake
- Forest

STYLE

- Classic
- Mediterranean

PICTURE(S)



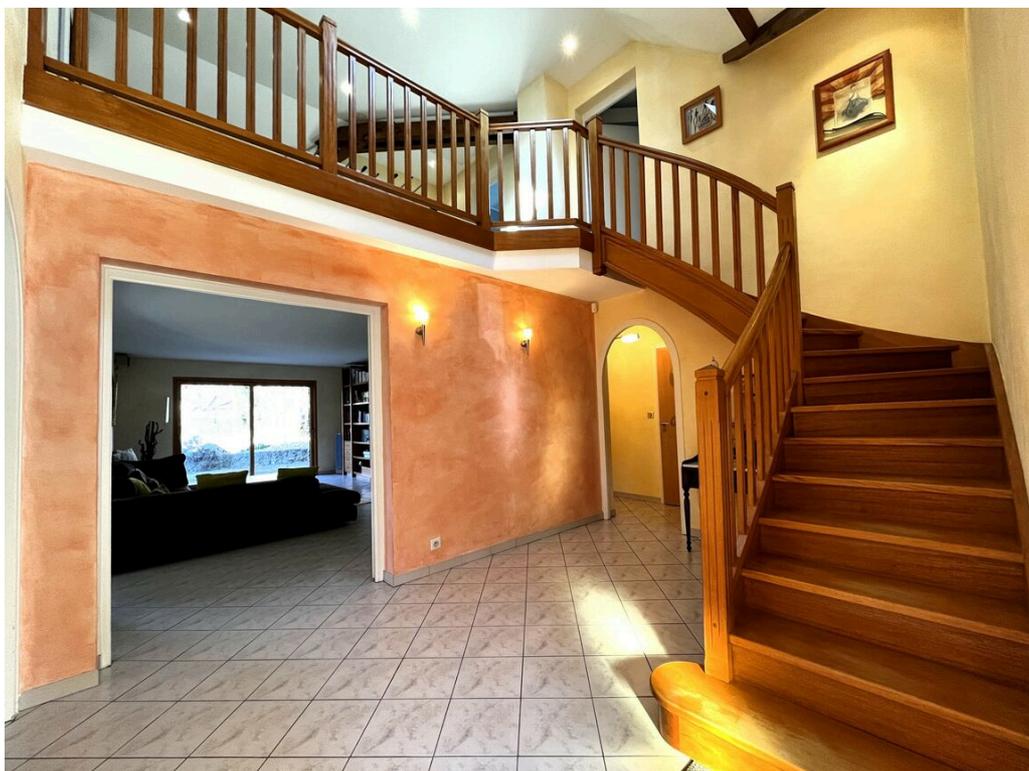
a large room with a dining table and chairs and a living room and patio off the kitchen



a bedroom with a bed and a wine rack



a bathroom with white walls, green cabinets, a shower, a sink and a mirror



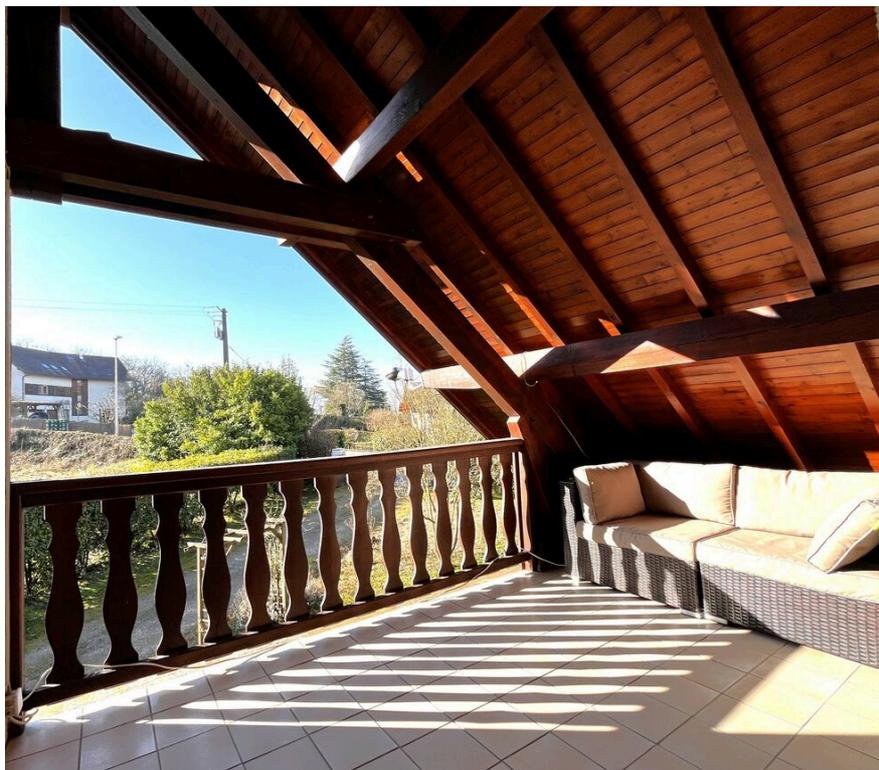
a large foyer with wooden stairs to the second floor and a hallway to the living room



a room in an attic with a pool table on the floor



a room with a large bed, a couch, and a desk under a vaulted ceiling



a bedroom with green walls, a white bed, and a large window



a small room with a bed, dresser, lamp and skylight in a loft

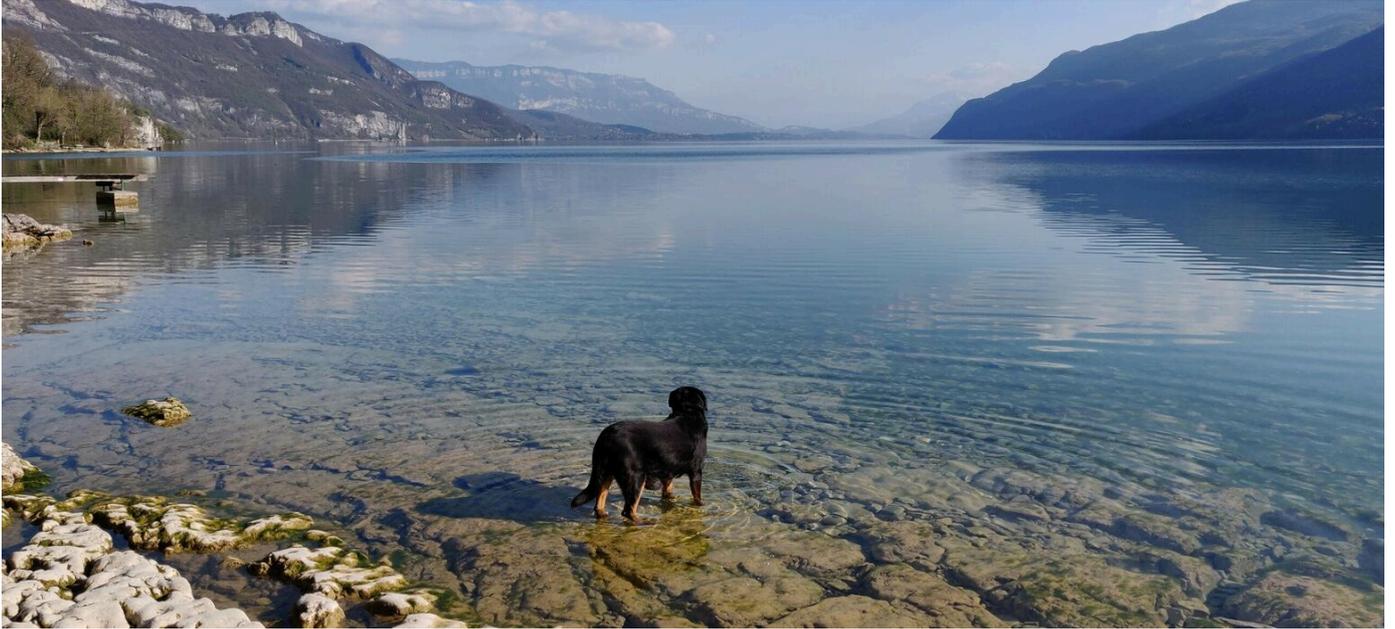


a small bathroom with a sink, mirror, shower and blue cabinet



a small bathroom with purple tiles on the walls and a white sink





a black dog standing in the water with mountains in the background