

Contemporary house, 180 m , views of the Monts du Lyonnais, swimming pool and secluded garden on a 1000m2 plot

EXCLUSIVE



INFORMATION

Town:	Vourles
Department:	Rhône
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	1000 m2

IN BRIEF

In Vourles, nestled in a haven of peace and light, this contemporary 184 sq m (1,991 sq ft) house offers a rare living experience, opening onto spectacular views of the Monts du Lyonnais. Facing southwest, it captures every ray of sunlight thanks to its numerous bay windows and generous proportions.

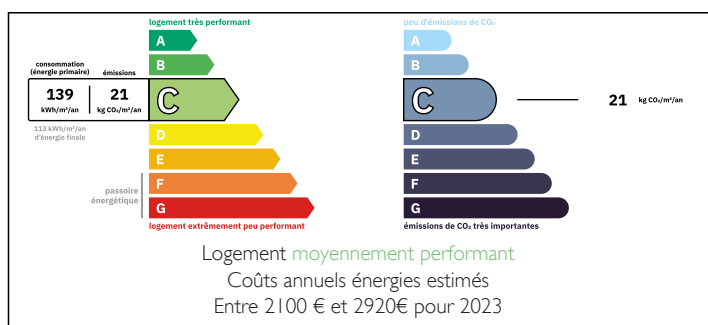
Impeccably maintained, it impresses with its high-quality features: air conditioning, a fully equipped kitchen with premium appliances, hardwood floors in the bedrooms, and abundant natural light. The living area combines a living room, dining room, and a spacious veranda, creating a warm and inviting space that opens onto the garden.

The house offers four bedrooms, including a separate suite with its own entrance.

Outside, the charm is immediate: a landscaped garden offering complete privacy, a bioclimatic



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The town of Vourles: A sought-after residential environment in close proximity to Lyon

Located in the town of Vourles, southwest of Lyon, this address offers a particularly desirable living environment that blends a village atmosphere, nature, and proximity to Lyon. The town is approximately 13 km from Lyon, allowing residents to enjoy the dynamism of the metropolis while living in a peaceful, green setting.

Vourles is historically an agricultural village that has become a residential town appreciated for its quality of life, natural surroundings, and family-friendly atmosphere.

4 good reasons to choose Vourles:

1. Easily accessible schools (ideal for families)

The town offers schools directly within its boundaries, a major advantage for families.

Within the town:

- Nursery and primary schools
- Middle school
- After-school programs and cafeterias

In total, Vourles has several primary schools and a middle school, allowing children to attend school without leaving the town.

In the immediate vicinity (Brignais, Chaponost, Oullins):

- Public and private high schools
- Reputable educational institutions in western Lyon
- Quick access to major Lyon institutions

2. Efficient transportation to Lyon and the surrounding area

The location at 1 rue de la Gare offers good access to public transportation and major roads.

Bus and TCL network

The town is served by several bus lines of the TCL network and Rhône buses, including:

LOCAL TAXES

Taxe foncière: 1555 EUR

Taxe habitation: EUR

NOTES