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## Quiet family home in a bucolic setting

St Romain En Gier , Rhône , Auvergne-Rhône-Alpes



**€599,000**

inc. of agency fees

4 Beds   1 Baths   180 sqm   0.32 ha

Located in the town of Échalas, just 30 minutes from Lyon, in absolute calm, this house of 180m<sup>2</sup> of living space (236m<sup>2</sup> in total) is built on a wooded plot of 3190m<sup>2</sup>. The entrance hall with cupboard leads...

### At a Glance

|                  |             |                |                   |                  |          |
|------------------|-------------|----------------|-------------------|------------------|----------|
| <b>Reference</b> | MFH-EAL8738 | <b>Near to</b> | St Romain En Gier | <b>Price</b>     | €599,000 |
| <b>Bed</b>       | 4           | <b>Bath</b>    | 1                 | <b>Hab.Space</b> | 180 sqm  |
| <b>Land</b>      | 0.32 ha     | <b>Pool</b>    | No                | <b>Land Tax</b>  | N/A      |

### Property Description

Located in the town of Échalas, just 30 minutes from Lyon, in absolute calm, this house of 180m<sup>2</sup> of living space (236m<sup>2</sup> in total) is built on a wooded plot of 3190m<sup>2</sup>. The entrance hall with cupboard leads us to a pleasant semi-open kitchen with access to the outside. As an extension, the living room/dining room benefits from constant light thanks to its openings on the garden side facing south. The charm operates with its exposed beams, its fireplace and its cathedral ceiling offering a very interesting volume. A bedroom, a bathroom, an office and a separate toilet complete this level. The sleeping area, accessed via a beautiful

wooden staircase, is made up of a large mezzanine accommodating an office or a games room and three bedrooms sharing a bathroom, a separate toilet and a terrace. . On the garden side, a swimming pool and its pool house will allow you to enjoy beautiful summer days with family or friends. A garden shed with a well and a vegetable garden complete this property. A 56m<sup>2</sup> garage accommodates a laundry area, a pantry and a wine cellar. Undeniably, the bucolic environment will delight families looking for peace and quiet. ENERGY CLASS: E / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR3,100 and EUR4,250.

Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 4        |
| Bathrooms      | 1        |
| Price          | €599,000 |

Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1988    |
| Internal Area: | 180 sqm |
| Land Area:     | 0.32 ha |
| Has a Garden   | Yes     |

Location: Auvergne-Rhône-Alpes



## Gallery









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