

[Click to view MFH-EAL6344-2](#)

Quiet family home in a bucolic setting

Echalas , 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 180m² of living space (236m² in total) is built on a wooded plot of 3190m². The entrance hall with cupboard leads...

At a Glance

Reference	MFH-EAL6344-2	Near to	Echalas	Price	€599,000
Bed	4	Bath	1	Hab.Space	180 sqm
Land	0.32 ha	Pool	No	Land Tax	N/A

Property Description

Located in the town of Échalas, just 30 minutes from Lyon, in absolute calm, this house of 180m² of living space (236m² in total) is built on a wooded plot of 3190m². 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 56m² 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









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates