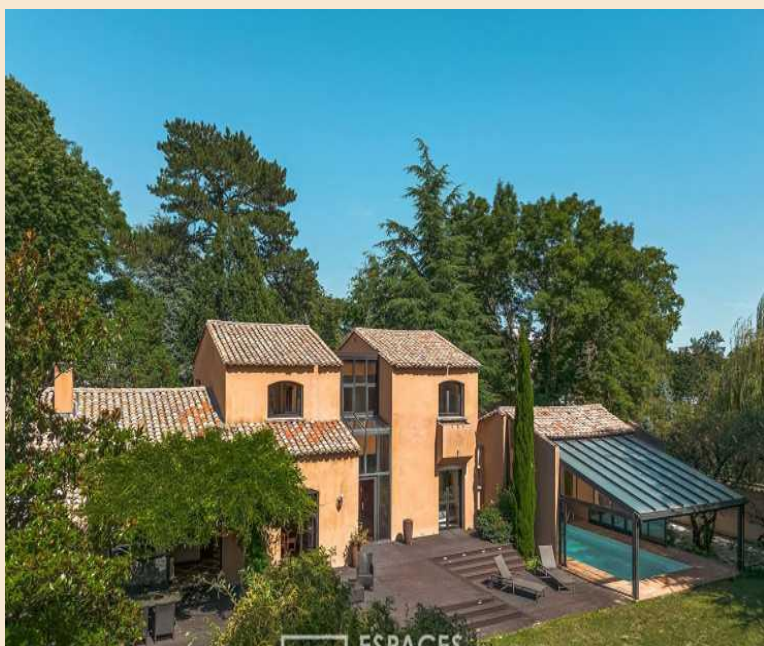


[Click to view MFH-EAL7575](#)

Architect's house in the center of Ecully

Ecully , Rhône , Auvergne-Rhône-Alpes



€1,495,000

inc. of agency fees

4 Beds 2 Baths 216 sqm 0.2 ha

In a quiet area, built on a walled plot of over 2000m² in the heart of Ecully, a stone's throw from shops, schools and all amenities, this 216m² architect-designed house, built in the 80s, is the dream...

At a Glance

| | | | | | |
|------------------|-------------|----------------|--------|------------------|------------|
| Reference | MFH-EAL7575 | Near to | Ecully | Price | €1,495,000 |
| Bed | 4 | Bath | 2 | Hab.Space | 216 sqm |
| Land | 0.2 ha | Pool | Yes | Land Tax | N/A |

Property Description

In a quiet area, built on a walled plot of over 2000m² in the heart of Ecully, a stone's throw from shops, schools and all amenities, this 216m² architect-designed house, built in the 80s, is the dream property for families. On the main level, served by the green glass roof, is the living room with lounge and dining room, as well as a fitted and equipped kitchen. Currently separate, the rooms combined can form a single surface area of over 65m²; high-end materials such as Salernes floor tiles, the stone fireplace and the screen, give this space a luxurious character. On the same level, on one level, there is a first night area with bedroom, dressing

room and bathroom. At the end of the corridor is the courtyard which houses the heated swimming pool, accessible in summer and winter. The room surrounded by sliding windows opens to the outside in fine weather. The first floor is composed of three bedrooms including a beautiful suite, as well as two bedrooms sharing a bathroom. The basement extends over the entire surface of the house, it currently offers a laundry room, a games room, a room that can accommodate a billiard table or a projection room, a cellar as well as the technical room of the swimming pool. On the garden side, several terraces surround the house, the promise of warm moments in front of the pétanque court, the swimming pool or facing the landscape composed of many plant species. A large garage with a workshop space completes the comfort of the house. ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from January 2021 prices: between EUR1,210 and EUR1,690.

Summary

| | |
|----------------|------------|
| Property type: | House |
| Bedrooms: | 4 |
| Bathrooms | 2 |
| Price | €1,495,000 |

Key Information

| | |
|----------------|---------|
| Year Built: | 1984 |
| Internal Area: | 216 sqm |
| Land Area: | 0.2 ha |
| Has a Garden | Yes |
| Swimming Pool? | 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