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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...

At a Glance

Reference MFH-EAL6344-3 **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











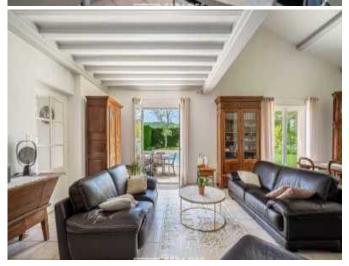
































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