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## Single storey house in Trévoux

Trevoux , Ain , Auvergne-Rhône-Alpes



# €480,000

inc. of agency fees

4 Beds   1 Baths   120 sqm   0.11 ha

It is on a plot of 1100 m<sup>2</sup>, sheltered from view, that this single-storey house built in 2011 is located, in a quiet and residential area, just 25 minutes from Lyon. The entrance opens onto a beautiful...

### At a Glance

<b>Reference</b>	MFH-EAL7708-1	<b>Near to</b>	Trevoux	<b>Price</b>	€480,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	120 sqm
<b>Land</b>	0.11 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

It is on a plot of 1100 m<sup>2</sup>, sheltered from view, that this single-storey house built in 2011 is located, in a quiet and residential area, just 25 minutes from Lyon.

The entrance opens onto a beautiful living room of almost 50 sqm, where an open kitchen, a living room and a dining room rub shoulders. From here, direct access to the terrace allows you to enjoy the calm and greenery of the fully enclosed garden. For more practicality, a cloakroom and a laundry room discreetly

complete this space. The sleeping area offers three bedrooms sharing a bathroom, as well as a spacious master suite with dressing room and adjoining shower room.

Finally, a closed garage, accessible from the laundry room, completes this house.

Practical and pleasant, this recent single-storey house and its four bedrooms offer modern comfort and first-rate energy performance to future buyers.

**ENERGY CLASS: B / CLIMATE CLASS: A.** Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR1,040 and EUR1,460

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€480,000

## Key Information

Year Built:	2011
Internal Area:	120 sqm
Land Area:	0.11 ha
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



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