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Contemporary house in a quiet area close to the center

Montagny , Rhône , Auvergne-Rhône-Alpes



€525,000

inc. of agency fees

4 Beds 162 sqm 0.03 ha

Located in Echalas, this contemporary house from 2023, with a surface area of 162 sqm, is located on a plot of 300 sqm. With its 4 bedrooms, 2 of which have access to a private terrace, this property...

At a Glance

Reference	MFH-EAL9659	Near to	Montagny	Price	€525,000
Bed	4	Pool	No	Hab.Space	162 sqm
Land	0.03 ha			Land Tax	N/A

Property Description

Located in Echalas, this contemporary house from 2023, with a surface area of 162 sqm, is located on a plot of 300 sqm. With its 4 bedrooms, 2 of which have access to a private terrace, this property combines modernity and comfort in a quiet area, close to schools and shops.

A privileged living environment where it is possible to install a swimming pool to complete this property.

From the entrance, the space unfolds with a vast living room of 80 sqm, bright thanks to large bay windows which promote immersion in a serene and open environment.

The fully equipped kitchen fits perfectly into this reception area, ideal for friendly moments with family or friends. The whole offers a fluid circulation between the living areas, creating a harmonious and modern atmosphere. The upper floor reserves a very distinct sleeping area, composed of 4 spacious bedrooms, two of which open onto a terrace with an unobstructed view, bringing calm and privacy.

A closed garage of 20m² completes the house. The exterior, without vis-à-vis, offers absolute tranquility. The 300 sqm plot is an easily developable space, with the possibility of adding a swimming pool for even more comfort and well-being. The area, popular for its calm and its proximity to all amenities, allows you to enjoy a pleasant and practical living environment. This contemporary house, combining functionality and aesthetics, constitutes a rare opportunity in the current real estate market. Its modern design, its generous spaces and its location make it an atypical property, ideal for a family looking for comfort and quality of life.

ENERGY CLASS: A / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, indexed to the years 2023: between EUR640 and EUR900 (subscription included)

Summary

Property type:	House
Bedrooms:	4
Price	€525,000

Key Information

Internal Area:	162 sqm
Land Area:	0.03 ha

Location: Auvergne-Rhône-Alpes



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