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## Contemporary house in a quiet area close to the center

**Echalas** , **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

|                  |             |                |         |                  |          |
|------------------|-------------|----------------|---------|------------------|----------|
| <b>Reference</b> | MFH-EAL8377 | <b>Near to</b> | Echalas | <b>Price</b>     | €525,000 |
| <b>Bed</b>       | 4           | <b>Pool</b>    | No      | <b>Hab.Space</b> | 162 sqm  |
| <b>Land</b>      | 0.03 ha     |                |         | <b>Land Tax</b>  | 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 20m<sup>2</sup> 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



## Gallery





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**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.

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