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## Family home in a peaceful setting in Ecully

Ecully , Rhône , Auvergne-Rhône-Alpes



# €749,000

inc. of agency fees

4 Beds 1 Baths 174.47 sqm 0.06 ha

Nestled in the heart of a peaceful and secure residential area in the Écully valley, this house of over 146m<sup>2</sup> Carrez benefits from a green environment. It stands out for its generous volumes and beautiful...

### At a Glance

**Reference** MFH-EAL8497

**Bed** 4

**Land** 0.06 ha

**Near to** Ecully

**Bath** 1

**Pool** Yes

**Price** €749,000

**Hab.Space** 174.47 sqm

**Land Tax** N/A

### Property Description

Nestled in the heart of a peaceful and secure residential area in the Écully valley, this house of over 146m<sup>2</sup> Carrez benefits from a green environment. It stands out for its generous volumes and beautiful brightness. The ground floor consists of a large living room bathed in light. Embellished with a fireplace with insert, the living room communicates directly with the outside as well as its open kitchen, offering a space that is both friendly and functional. The first floor offers a master suite with shower room and dressing room, as well as a mezzanine converted into an office area overlooking the living room. This space offers an open and inspiring

work environment. Three other bedrooms share a bathroom, guaranteeing optimal comfort for the whole family. A laundry room and numerous storage spaces add functionality to this house. On the top level, the attic has been converted into a large multipurpose room, which can be used as a games room or a viewing room, perfect for leisure moments with family or friends. Outside, a garden of more than 300sqm invites you to relax, with its swimming pool and its calm and green setting. This haven of peace, ideally located, will appeal to families looking for a peaceful living environment. This house with multiple assets has been designed to combine comfort and practicality. ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from prices on January 1, 2021: between EUR1,910 and EUR2,650.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€749,000

## Key Information

Internal Area:	174.47 sqm
Land Area:	0.06 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery







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