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Quiet family home in a bucolic setting

Echalas , Rhône , Auvergne-Rhône-Alpes



€569,000

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 plot of 3190m². The entrance hall with cupboard leads...

At a Glance

Reference	MFH-EAL6344-8	Near to	Echalas	Price	€569,000
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	€569,000

Key Information

Year Built:	1988
Internal Area:	180 sqm
Land Area:	0.32 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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