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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 180m<sup>2</sup> of living space (236m<sup>2</sup> in total) is built on a wooded...

### At a Glance

<b>Reference</b>	MFH-EAL6344-8	<b>Near to</b>	Echalas	<b>Price</b>	€569,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	180 sqm
<b>Land</b>	0.32 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the town of Échalas, just 30 minutes from Lyon, in absolute calm, this house of 180m<sup>2</sup> of living space (236m<sup>2</sup> in total) is built on a wooded plot of 3190m<sup>2</sup>. 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 56m<sup>2</sup> 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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