

[Click to view MFH-EAL9528](#)

## Contemporary house in Quincieux

Quincieux , Rhône , Auvergne-Rhône-Alpes



# €669,000

inc. of agency fees

4 Beds      162 sqm      0.07 ha

Located in Quincieux, just 30 minutes from Lyon and in the immediate vicinity of the village center and schools, this contemporary house of 162 sqm (excluding outbuildings) is built on an enclosed and...

### At a Glance

<b>Reference</b>	MFH-EAL9528	<b>Near to</b>	Quincieux	<b>Price</b>	€669,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	162 sqm
<b>Land</b>	0.07 ha			<b>Land Tax</b>	N/A

### Property Description

Located in Quincieux, just 30 minutes from Lyon and in the immediate vicinity of the village center and schools, this contemporary house of 162 sqm (excluding outbuildings) is built on an enclosed and landscaped plot of 720 sqm with a heated and secure swimming pool and its outdoor shower.

On the ground floor, a beautiful entrance of 7 sqm with storage and toilets leads to a large, bright living space of 70 sqm including an open Nolte kitchen, fully fitted and equipped. This space benefits from a triple

exposure and opens onto two outdoor terraces, ideal for enjoying the sunny days. The upper floor is composed of four bedrooms, all with a fitted dressing room, including a master suite with shower room and private dressing room.

A bathroom, an office space and toilets complete this floor, which also has a continuous balcony. In terms of comfort and finishes, this house stands out with its noble materials and careful services: large 3m30 aluminum bay windows, underfloor heating by air/water heat pump, cooling floor and reversible air conditioning upstairs, as well as Porcelanosa tiled floor coverings. A 20 sqm outbuilding with independent access offers additional space to be fitted out according to your wishes. A garage and two parking spaces complete this property combining modernity, comfort and ideal location.

**ENERGY CLASS: A / CLIMATE CLASS: A**

Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR710 and EUR1020

## Summary

Property type:	House
Bedrooms:	4
Price	€669,000

## Key Information

Internal Area:	162 sqm
Land Area:	0.07 ha
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates