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## 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...

### 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>    | Yes       | <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     |
| Swimming Pool? | Yes     |

## 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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