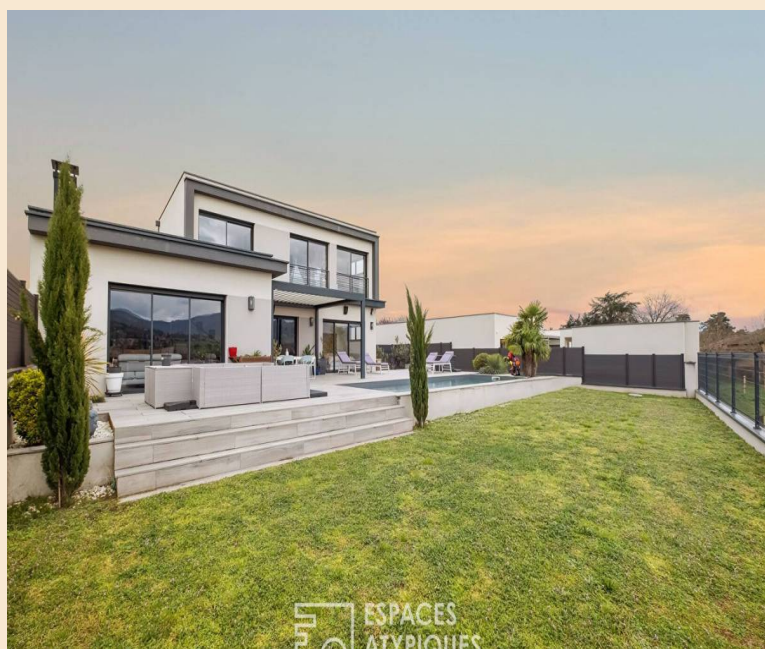


[Click to view MFH-EAL10092](#)

## Contemporary house at the end of a cul-de-sac with breathtaking views...

**Brindas** , **Rhône** , **Auvergne-Rhône-Alpes**



**€895,000**

inc. of agency fees

**4 Beds    1 Baths    160 sqm    0.07 ha**

Nestled in a quiet cul-de-sac in the town of Brindas, this contemporary 160 sqm house, built in 2021 on a 708 sqm plot, combines modern comfort, architectural...

### At a Glance

**Reference** MFH-EAL10092  
**Bed** 4  
**Land** 0.07 ha

**Near to** Brindas  
**Bath** 1  
**Pool** Yes

**Price** €895,000  
**Hab.Space** 160 sqm  
**Land Tax** N/A

### Property Description

Nestled in a quiet cul-de-sac in the town of Brindas, this contemporary 160 sqm house, built in 2021 on a 708 sqm plot, combines modern comfort, architectural elegance, and high-quality features. Designed as a welcoming and functional living space, it boasts a vast 100 sqm terrace, a swimming pool, a landscaped garden, and unobstructed views of the Monts du Lyonnais. The interior space is spread over two levels. Upon

entering, the living area impresses with its generous volumes: 68 sqm combining an open-plan kitchen, a dining area, and a living room bathed in light thanks to large openings to the exterior. A laundry room-pantry completes the ground floor. A 25 sqm master suite, with a custom-made dressing room and adjoining bathroom, guarantees comfortable single-story living. Upstairs, three additional bedrooms, each with its own bathroom, offer a beautiful sense of independence, ideal for a family or guests. Two separate toilets on each level complete the amenities. Outside, a peaceful atmosphere reigns. The terrace invites relaxation, shaded by a pergola. The swimming pool blends harmoniously into this green environment, designed to fully enjoy the beautiful weather. A 15 sqm closed garage and several parking spaces facilitate daily life. The residential environment, sought after for its tranquility, the proximity to the village center, schools, and amenities, are the assets of this house just 25 minutes from Lyon. Clean lines, bright volumes, careful finishes, and breathtaking views make this house a unique property. - Underfloor heating and cooling - Alarm ENERGY CLASS: A / CLIMATE CLASS: A Estimated annual costs: between EUR740 and EUR1,060 per year Average energy prices indexed for the years 2021, 2022, 2023

Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 4        |
| Bathrooms      | 1        |
| Price          | €895,000 |

Key Information

|                |         |
|----------------|---------|
| Year Built:    | 2021    |
| Internal Area: | 160 sqm |
| Land Area:     | 0.07 ha |
| Has a Garden   | Yes     |
| Swimming Pool? | 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

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