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Contemporary house in Quincieux

Quincieux , Rhône , Auvergne-Rhône-Alpes



€649,000

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

Reference	MFH-EAL9528-1	Near to	Quincieux	Price	€649,000
Bed	4	Pool	Yes	Hab.Space	162 sqm
Land	0.07 ha			Land Tax	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	€649,000

Key Information

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

Location: Auvergne-Rhône-Alpes



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