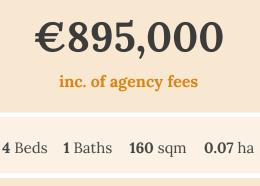


Contemporary house at the end of a cul-de-sac with breathtaking views...

Brindas, Rhône, Auvergne-Rhône-Alpes





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

At a Glance

Reference	MFH-EAL10092-2
Bed	4
Land	0.07 ha

Near toBrindasBath1PoolYes

 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 160sqm house, built in 2021 on a 708sqm plot, combines modern comfort, architectural elegance, and high-quality features. Designed as a welcoming and functional living space, it boasts a vast 100sqm 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 room impresses with its generous volumes: 68sqm combining an open-plan kitchen, a dining area, and a living room bathed in light thanks to large openings to the outside. A utility room/pantry completes the ground floor. A 25sqm master suite, with a custom-made dressing room and en-suite 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 15sqm closed garage and several parking spaces facilitate daily life. The residential environment, sought after for its calm, 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		Key Information	
Property type:	House	Year Built:	2021
Bedrooms:	4	Internal Area:	160 sqm
Bathrooms	1	Land Area:	0.07 ha
Price	€895,000	Has a Garden	Yes
		Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



Gallery







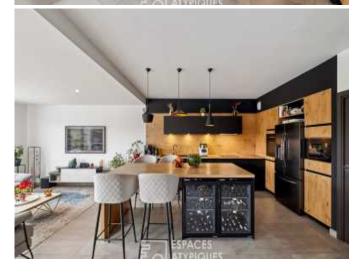












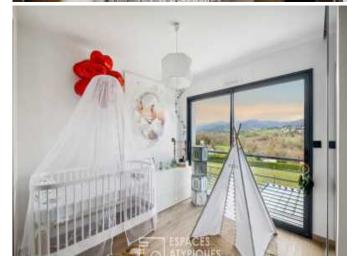


















THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Hail YORKSHIRE POST FRENCH

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 ours 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved