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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 160sqm house, built in 2021 on a 708sqm plot, combines modern comfort, architectural...

At a Glance

Reference MFH-EAL10092-2

Near to Brindas

Price €895,000

Bed 4

Bath 1

Hab.Space 160 sqm

Land 0.07 ha

Pool Yes

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

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



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S. and L. BROWN



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