COLDWELL BANKER
EUROPA REALTY

House Écully 123 m²



SALE PRICE : 699 000 €

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DESCRIPTION

n the heart of a preserved, peaceful and secure residential environment, this 123 sqm family home stands out for its warm atmosphere, its intelligent split-level layout and its lifestyle perfectly suited to family living.

From the moment you enter, the layout reveals a home designed to combine comfort, privacy and conviviality.

On the garden level, the living area forms the heart of the house. The lounge, enhanced by a closed fireplace, and the dining room create a warm and bright living space, opening onto a contemporary kitchen with quality finishes. The entire area enjoys direct access to the garden, naturally extending the reception spaces outdoors. A guest toilet and a shower room complete this level.

Upstairs, the night area comprises four bedrooms, a bathroom and a separate toilet. Dedicated to rest and privacy, this level offers a true sense of balance for family life, allowing everyone to enjoy their own personal space.

The 500 sqm plot provides a green, easy-to-maintain setting, ideal for making the most of sunny days. The swimming pool completes this outdoor space, perfect for relaxing moments and summer lunches.

A laundry room, a 20 sqm cellar and a garage add valuable practical features to the property for everyday living.

The immediate proximity to schools, regular public transport and school bus routes makes family organisation easier and offers valuable independence for both children and parents.

Your advisor:

Condominium of 27 lots. No ongoing legal proceedings.

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FEATURES

Property type:	House	Area:	123.38 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 231

Greenhouse gas emissions (GHG) index: B 8

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