

Contemporary family house of 140 m2, garden with pond, fantastic view, unique design, top ecological solutions

EXCLUSIVE



INFORMATION

Town:	Thoiry
Department:	Ain
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	720 m2

IN BRIEF

Ecological House built in 2013, modern architecture on two levels.

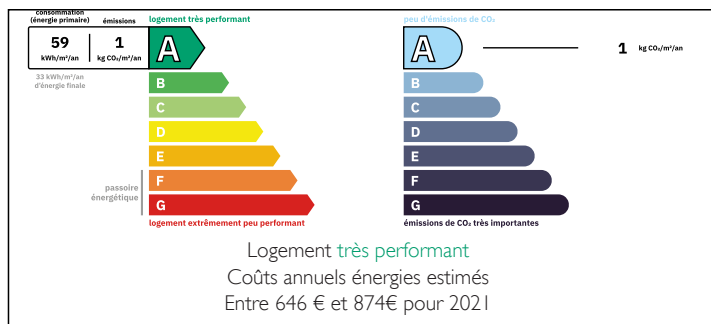
Ground floor of 75,98 m2: open living area, salon + kitchen, WC, storage room.

First floor of 71,44m2: 3 bedrooms, bathroom 9,86m2, WC.

Garage for 2 cars, terrace and garden, with water pond (with fish). Magnificent view.

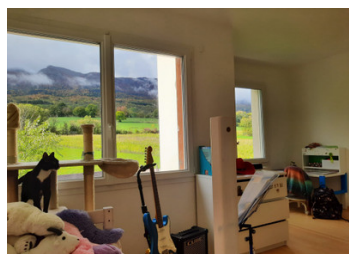


ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The house is widely open to the outside thanks to its many windows, flooding the spaces with natural light and creating a soothing atmosphere in direct connection with the surrounding nature.

The fenced-in natural pond in the garden is a haven for biodiversity (frogs, salamanders, newts, dragonflies, etc.).

Eco-responsible heating system: Heating and hot water provided by a thermodynamic double-flow central heating system with heat pump, accompanied by a pellet stove for a warm, natural atmosphere.

Photovoltaic solar panels: Installed in 2018, with a capacity of 2970 Wc, enabling a significant reduction in energy costs while respecting the environment.

Rainwater recovery system: Dedicated installation for the recovery and reuse of rainwater, reducing your consumption of drinking water.

Recent maintenance: In 2024, replacement of the water softener and central vacuum motor, ensuring optimal operation of the facilities.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>