

In a bucolic setting, far from noise and visual pollution, a new architect-designed wooden house.



## INFORMATION

Town:	Écoche
Department:	Loire
Bed:	3
Bath:	2
Floor:	135 m <sup>2</sup>
Plot Size:	2147 m <sup>2</sup>

## IN BRIEF

Imagine yourself surrounded by nature in this beautiful setting at the gates of Beaujolais, enjoy the quiet life on a plot of land planted with hundred-year-old pines. This house perfectly meets the environmental standards in force. It consists of a kitchen open to the living room, a laundry room, three bedrooms including a master ensuite and an independent shower room. A workshop and a carport adjoining the house complete the property. Presence of a water point on the property. Space to build a pool if desired.

The finishings are for you to complete to your specifications. Quotes available and free support for the completion of the finishes by the architect.



## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## DESCRIPTION

In a bucolic and tranquil setting with magnificent views of the Roanne plain, at the gates of Beaujolais, take full advantage of the calm and quite life surrounded by nature on a plot of 2147m<sup>2</sup> planted with hundred-year-old pines. Outside there is a large wooden terrace of 60 m<sup>2</sup> and a balcony running in front of the 3 bedrooms.

This house fully meets the environmental standards in force. As a main or secondary residence or as an investment for holiday rental, this newly built architect's house offers you a real choice of life because it is designed and integrated into the environment to offer you well-being and comfort. Very good internet network available. Ten minutes drive from all amenities.

Designed and built with high quality products (Douglas fir wood from the region, aluminium exterior joinery with thermal breaks, roller shutters) you benefit from excellent thermal and sound insulation. To complete the property there is a workshop of 4.4m<sup>2</sup> and a carport of 33.2 m<sup>2</sup>. Compacted and gravelled car access road. The finishings are for you to complete to your specifications. Quotes available and free support for the completion of the finishes by the architect.

What is completed interior:

Water / Electricity meters + septic tank.

Partitioned interior, day areas: OSB wood / plasterboard sleeping areas.

Wood fibre insulation 20 cm on the walls and 40 cm on the ceiling + waterproofing membrane.

All electricity and pipes are laid.

Sliding doors to master suite. Handicapped Standard. Elsewhere standard wooden doors.

What remains for...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES