

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



INFORMATION

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

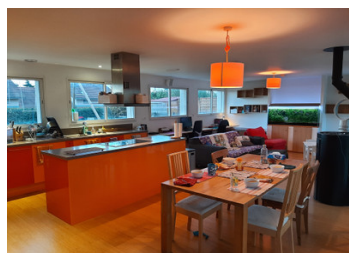
IN BRIEF

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

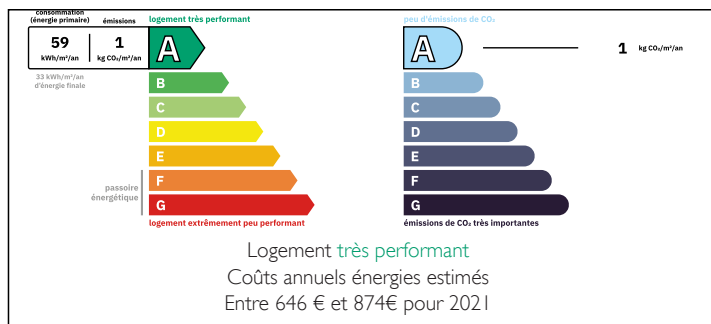
Ground floor of 75,98 m2: open living area, salon + kitchen, WC, storage room.

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.

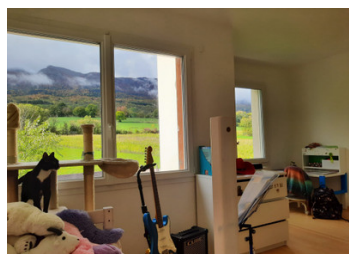


ENERGY - DPE



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.



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>