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House with swimming pool

Tramoyes , Ain , Auvergne-Rhône-Alpes



€690,000

inc. of agency fees

4 Beds 1 Baths 195 sqm 0.15 ha

Discover this magnificent 195 sqm villa located in the charming town of Tramoyes, just 30 minutes from Lyon. Nestled in the peace and quiet of the countryside, this property offers an exceptional living...

At a Glance

Reference	MFH-EAL6500-1	Near to	Tramoyes	Price	€690,000
Bed	4	Bath	1	Hab.Space	195 sqm
Land	0.15 ha	Pool	Yes	Land Tax	N/A

Property Description

Discover this magnificent 195 sqm villa located in the charming town of Tramoyes, just 30 minutes from Lyon. Nestled in the peace and quiet of the countryside, this property offers an exceptional living environment with a nursery and primary school nearby. As soon as you enter, you will be dazzled by the beautiful high ceilings, revealing a large bright mezzanine. This versatile space can be converted into a play area, office or even a fifth bedroom. The ground floor includes an open, fully fitted kitchen, a laundry room, as well as a living and dining room area with fireplace. The whole opens directly onto a large covered

terrace, perfect for moments of relaxation outdoors. A few steps lead you to the sleeping area, where there are four bedrooms, one of which is equipped with a shower cabin. A bathroom with shower and bathtub as well as an independent dressing room complete this floor. The 160 sqm basement is divided into several areas, offering numerous possibilities for layout or storage according to your needs and desires. Outside, the 1500 sqm plot accommodates a 4x10 meter heated swimming pool with its pool house, a garden planted with fruit trees, a pétanque court, a summer kitchen equipped with a pizza oven and a barbecue, as well as a large covered terrace. This house, perfectly maintained both inside and outside, is distinguished by its beautiful volumes and its large basement. This is a rare opportunity to live in a peaceful and green setting, while remaining close to the city of Lyon. Don't miss this exceptional villa. Energy Class: D / Climate Class: D
Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: EUR2,240 and EUR3,090

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€690,000

Key Information

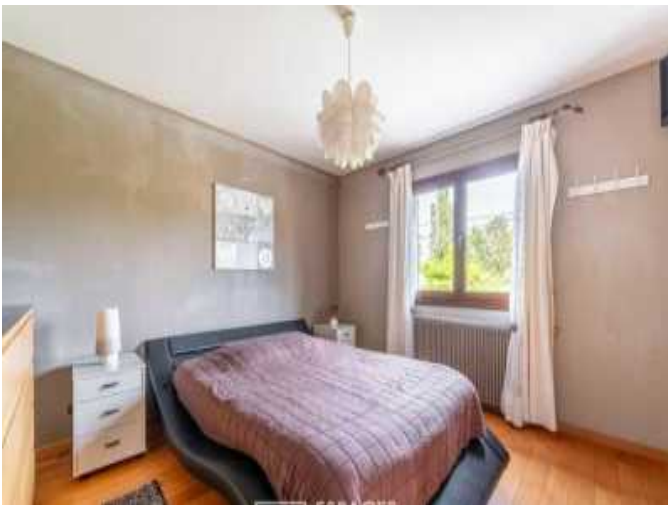
Year Built:	1991
Internal Area:	195 sqm
Land Area:	0.15 ha
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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