

[Click to view MFH-EAL5646-1](#)

Contemporary house with swimming pool

Beynost , Ain , Auvergne-Rhône-Alpes



€940,000

inc. of agency fees

5 Beds 219 sqm 0.09 ha

Located in Beynost, just 25 minutes from Lyon and close to all amenities, this 219m2 villa offers a luxury residential experience in a privileged setting. As soon as you enter, you will be seduced by...

At a Glance

Reference MFH-EAL5646-1

Bed 5

Land 0.09 ha

Near to Beynost

Pool Yes

Price €940,000

Hab.Space 219 sqm

Land Tax N/A

Property Description

Located in Beynost, just 25 minutes from Lyon and close to all amenities, this 219m2 villa offers a luxury residential experience in a privileged setting. As soon as you enter, you will be seduced by the space and brightness that characterize this residence. A large fully equipped kitchen of 30 m2 welcomes your culinary moments, while on the same landing, two bedrooms with bathroom, including a master suite with dressing room, offer you privacy and comfort. The main level is enhanced by a magnificent 40m2 living room, with striking ceiling height, inviting relaxation and conviviality. Upstairs, an office space as well as three

bedrooms, including one with a mezzanine, offer multiple possibilities to meet your needs. Two of the bedrooms open onto private balconies, offering views of the surrounding area. They share a modern bathroom with a walk-in shower, demonstrating attention to detail and comfort. Outside, a true haven of peace awaits you, with a heated swimming pool, its pool house and its summer kitchen, ideal for moments of relaxation and leisure with family or friends. Two terraces, one of which is covered, allow you to take full advantage of the sunny days and mild evenings. The numerous bay windows of this villa flood the spaces with natural light in all seasons, creating a warm and welcoming atmosphere. The modern and high-end services, the beautiful volumes, the brightness as well as the privileged location make this property a real favorite. Beynost train station: 1.5 km Sources nursery and primary school: 1 km Louis Armstrong College: 2 km Lycée de la Côtère: 4 km Motorway access: 2 km Beynost shopping center: 2 km ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021: between EUR1,420 and EUR1,960

Summary

Property type:	House
Bedrooms:	5
Price	€940,000

Key Information

Year Built:	2017
Internal Area:	219 sqm
Land Area:	0.09 ha
Property Features:	
• Balcony: 2	
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates