

[Click to view MFH-EAL7126](#)

Renovated villa with swimming pool and tennis court on the heights of...

Anse , Rhône , Auvergne-Rhône-Alpes



€765,000

inc. of agency fees

4 Beds 193 sqm 0.31 ha

Located on the heights of Anse, this villa has benefited from a remarkable renovation over the last three years. On a plot of 3050 sqm, it offers a living area of 148 sqm, supplemented by 148 sqm of basement...

At a Glance

Reference	MFH-EAL7126	Near to	Anse	Price	€765,000
Bed	4	Pool	Yes	Hab.Space	193 sqm
Land	0.31 ha			Land Tax	N/A

Property Description

Located on the heights of Anse, this villa has benefited from a remarkable renovation over the last three years. On a plot of 3050 sqm, it offers a living area of 148 sqm, supplemented by 148 sqm of basement (45sqm games room, 55sqm garage, wine cellar, workshop, laundry room, boiler room). The location of this property is ideal, offering a breathtaking view of Mont Blanc and Mont Verdun, without any nuisance. The

villa consists of a magnificent living room with open kitchen, four bedrooms and two shower rooms. The large garage has been cleverly transformed to include a gym, an office and a laundry room. Sports enthusiasts will appreciate the renovated swimming pool, located near the pétanque court and the tennis court. This villa stands out for its privileged location, its exceptional view and the quality of its renovation. ENERGY CLASS: A / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR3,070 and EUR4,210

Summary

Property type:	House
Bedrooms:	4
Price	€765,000

Key Information

Internal Area:	193 sqm
Land Area:	0.31 ha
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