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## 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  
**Bed** 4  
**Land** 0.31 ha

**Near to** Anse  
**Pool** Yes

**Price** €765,000  
**Hab.Space** 193 sqm  
**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







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