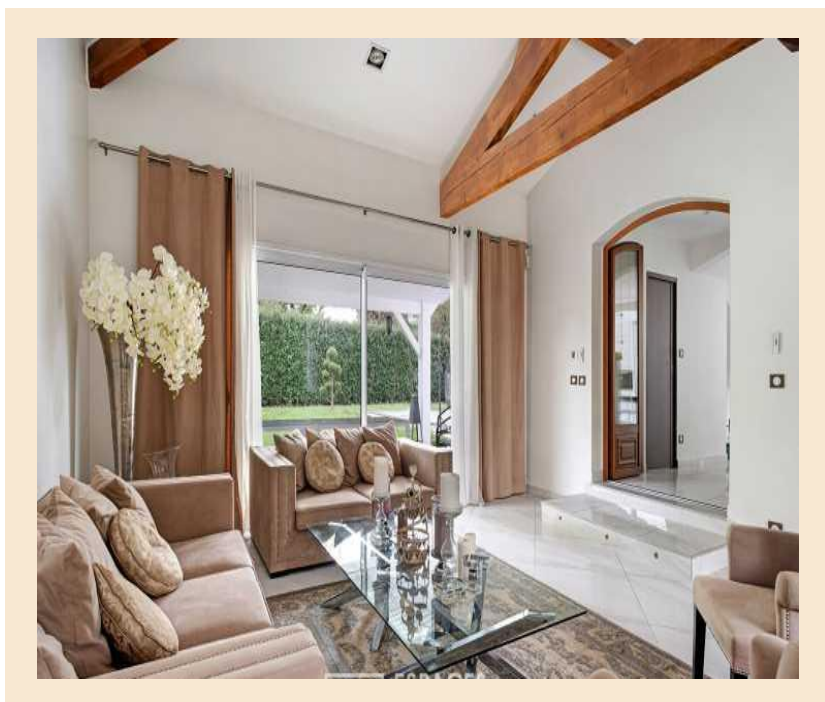


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## Contemporary house with swimming pool

Beynost , Ain , Auvergne-Rhône-Alpes



**€899,000**

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-EAL5646-2

**Bed** 5

**Land** 0.09 ha

**Near to** Beynost

**Pool** Yes

**Price** €899,000

**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 shower room, including a master suite with dressing room, offer you privacy and comfort.

The main level is enhanced by a magnificent 40m<sup>2</sup> living room, with a striking ceiling height, inviting relaxation and conviviality. Upstairs, an office space as well as three bedrooms, one of which has a mezzanine, offer multiple possibilities to meet your needs. Two of the bedrooms open onto private balconies, offering a view of the surroundings. They share a modern bathroom with 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 fully enjoy the beautiful days and mild evenings. The many 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 Les Sources nursery and primary school: 1 km Louis Armstrong College: 2 km La Côtière High School: 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, based on 2021 energy prices: between EUR1,420 and EUR1,960

## Summary

Property type:	House
Bedrooms:	5
Price	€899,000

## 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

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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.

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## Testimonials

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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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