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## Architect's house with swimming pool

Lagnieu , Ain , Auvergne-Rhône-Alpes



# €735,000

inc. of agency fees

6 Beds   2 Baths   290 sqm   0.47 ha

Located in the town of Lagnieu, just a few kilometers from the center and all its amenities, this sumptuous architect-designed villa from the 80s is a true haven of peace. Nestled in the heart of lush...

### At a Glance

|                  |               |                |         |                  |          |
|------------------|---------------|----------------|---------|------------------|----------|
| <b>Reference</b> | MFH-EAL6878-1 | <b>Near to</b> | Lagnieu | <b>Price</b>     | €735,000 |
| <b>Bed</b>       | 6             | <b>Bath</b>    | 2       | <b>Hab.Space</b> | 290 sqm  |
| <b>Land</b>      | 0.47 ha       | <b>Pool</b>    | Yes     | <b>Land Tax</b>  | N/A      |

### Property Description

Located in the town of Lagnieu, just a few kilometers from the center and all its amenities, this sumptuous architect-designed villa from the 80s is a true haven of peace. Nestled in the heart of lush greenery, it offers absolute calm. Completely renovated with taste and quality materials in 2000, this 290 sqm habitable property extends over a magnificent landscaped plot of 4700 sqm, where different species of trees coexist, creating an exceptional living environment. As soon as you enter, the unique character and architecture of this residence will seduce you. A large entrance hall with dressing room and skylight reveals a magnificent

living room. This includes an open kitchen fitted with pantry, a living room with fireplace, and a dining room, all bathed in light thanks to numerous bay windows giving access to different terraces and the garden. The Montalieu stone floor gives an undeniable cachet to this vast space, in perfect harmony with the contemporary spirit of the place. On the same level, on one level, you will discover a second living room or office space according to your desires and needs, as well as four bedrooms including a very beautiful and spacious master suite with dressing room and bathroom. A second independent bathroom and two toilets complete this level. A staircase leads to the second level, where there are two additional bedrooms, a living room and a bathroom with toilet, creating an ideal independent space for your guests or children. The basement, accessible from the inside of the villa and from the outside, offers the possibility of parking two vehicles. A laundry room and a real wine cellar complete this space. The exterior offers various areas of relaxation and relaxation, where you can enjoy beautiful sunny days with family or friends. A 11x5 meter heated salt water swimming pool, a fully equipped summer kitchen, a cozy lounge area in the shade of a large pergola and a pétanque court enhance this luxury property. This exceptional villa is a true invitation to well-being and serenity. -12 minutes from Ambérieu-en-Bugey train station, connecting to Lyon Part Dieu train station in 30 minutes -15 minutes from A42 motorway access -30 minutes from Saint-Exupéry Airport

**ENERGY CLASS: E / CLIMATE CLASS: D** Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between EUR4,900 and EUR6,720

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 6        |
| Bathrooms      | 2        |
| Price          | €735,000 |

## Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1980    |
| Internal Area: | 290 sqm |
| Land Area:     | 0.47 ha |
| Has a Garden   | Yes     |
| Swimming Pool? | Yes     |

## Location: Auvergne-Rhône-Alpes



## Gallery











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