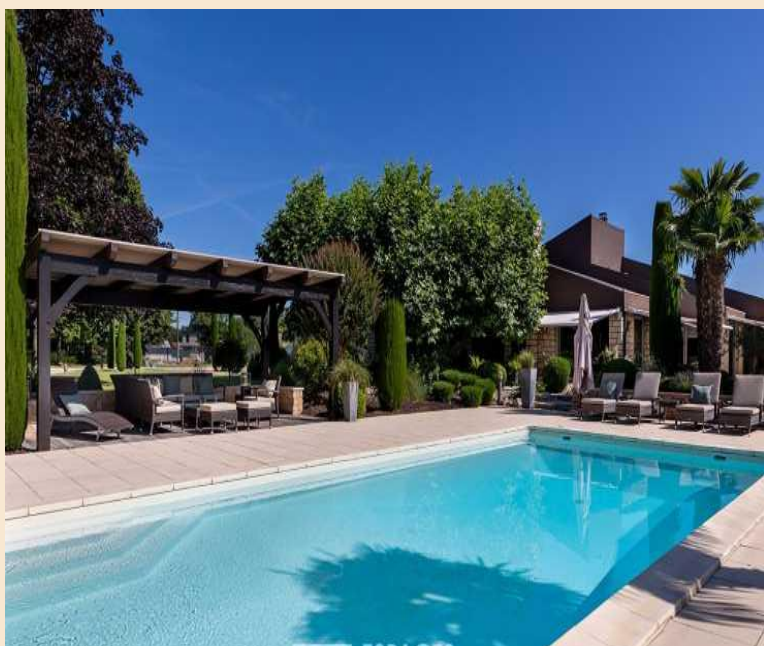


[Click to view MFH-EAL6878-1](#)

Architect-designed 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

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

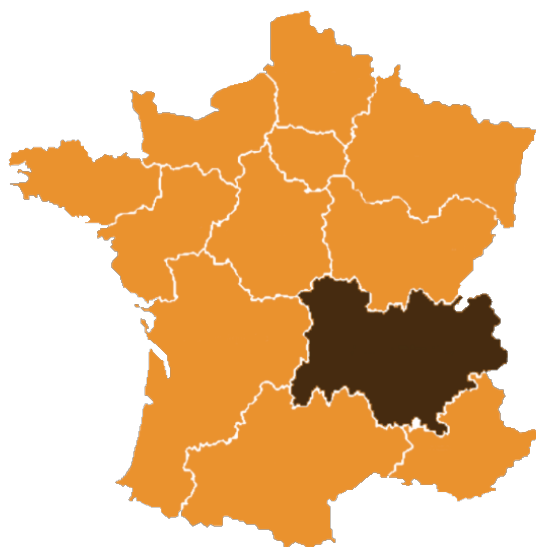
Summary

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







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