

[Click to view MFH-EAL3763EL-6](#)

Villa with swimming pool

Amberieux En Dombes , Ain , Auvergne-Rhône-Alpes



€699,000

inc. of agency fees

4 Beds 1 Baths 250 sqm 0.28 ha

Located in Ambérieux-en-Dombes, just 20 minutes from Villefranche-sur-Saône and 35 minutes from Lyon, this 250 m2 architect-designed villa was built in 2008. It is built on a plot of 2,800 m2. The entrance...

At a Glance

Reference MFH-EAL3763EL-6

Bed 4

Land 0.28 ha

Near to Amberieux En Dombes

Bath 1

Pool Yes

Price €699,000

Hab.Space 250 sqm

Land Tax N/A

Property Description

Located in Ambérieux-en-Dombes, just 20 minutes from Villefranche-sur-Saône and 35 minutes from Lyon, this 250 m2 architect-designed villa was built in 2008. It is built on a plot of 2,800 m2. The entrance gives way to a hall with a striking surface area of 57 m2 that can easily accommodate two additional bedrooms. The kitchen opens onto a magnificent cathedral living room, all on 100 m2. The whole has a very high ceiling and is bathed in light thanks to a double orientation. Its large sliding bay windows open onto the

terrace and the garden and offer you an unobstructed view of nature. A 30m² master suite with shower room and a laundry room complete this level. A contemporary staircase gives access to the first level where we find a second 50 m² master suite with open bathroom, office space and dressing room. Outside, a 10x5 swimming pool, a 65 m² garage and an interior courtyard that can accommodate 4 vehicles complete this property. The quality services, the beautiful volumes, the brightness as well as its quiet location are the undeniable assets of this villa. ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021: between EUR2030 and EUR2800

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 4 |
| Bathrooms | 1 |
| Price | €699,000 |

Key Information

| | |
|----------------|---------|
| Year Built: | 2008 |
| Internal Area: | 250 sqm |
| Land Area: | 0.28 ha |
| 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