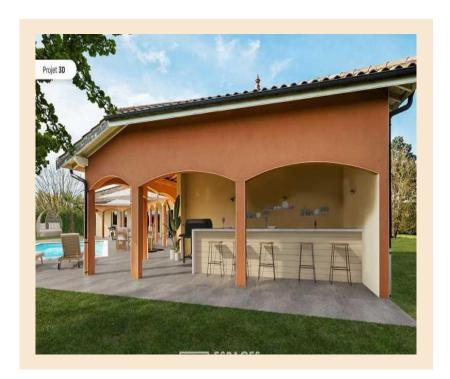
Click to view MFH-EAL3763EL-6

# 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 Villefranchesur-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 m<sup>2</sup> that can easily accommodate two additional bedrooms. The kitchen opens onto a magnificent cathedral living room, all on 100 m<sup>2</sup>.

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













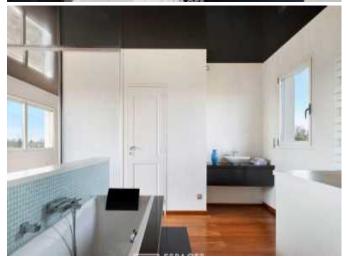














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#### C. BAUER – Sunday Times

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S. and L. BROWN



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