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## House from the 30s

Amberieu En Bugey , Ain , Auvergne-Rhône-Alpes



# €399,000

inc. of agency fees

5 Beds   1 Baths   137 sqm   0.25 ha

Discover this magnificent 1930s house, located in the heart of Ambérieu-en-Bugey, offering authentic charm and a privileged location. Close to all amenities, shops, schools and the train station, this...

### At a Glance

<b>Reference</b>	MFH-EAL6504-1	<b>Near to</b>	Amberieu En Bugey	<b>Price</b>	€399,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	137 sqm
<b>Land</b>	0.25 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Discover this magnificent 1930s house, located in the heart of Ambérieu-en-Bugey, offering authentic charm and a privileged location. Close to all amenities, shops, schools and the train station, this property is located in a quiet street, with a large garden and an unobstructed view. The ground floor opens onto a welcoming entrance hall, leading to a bright living room thanks to its large bay windows facing west, offering a splendid view of the vast garden. This level also includes a master suite with shower room, an additional bedroom, a

separate fitted kitchen and a toilet. A magnificent period wooden staircase leads to the second level, where three spacious bedrooms share a large bathroom with shower and bathtub, as well as a separate toilet. The basement, with a surface area of 77 sqm, offers direct access to the outside and can be fitted out according to your wishes: workshop, gym, independent studio, etc. Outside, a magnificent 2500 sqm garden hosts a terrace with a pergola naturally shaded by vegetation, a carport that can accommodate two vehicles, as well as a double garage. The highlights of this house include its large basement, its garage, its beautiful volumes, its vast land and its significant insulation work carried out in recent years. This property combines the charm of the old with modern features, offering an exceptional living environment in the heart of Ambérieu-en-Bugey. Don't miss this rare opportunity. Energy Class: D / Climate Class: C Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: EUR1,710 and EUR2,390

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€399,000

## Key Information

Year Built:	1930
Internal Area:	137 sqm
Land Area:	0.25 ha

## Location: Auvergne-Rhône-Alpes



## Gallery







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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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