Click to view MFH-EAL6504-1

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

Reference MFH-EAL6504-1 **Near to** Amberieu En Bugey **Price** €399,000

Bed 5 Bath 1 Hab.Space 137 sqm

Land 0.25 ha Pool No Land Tax 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

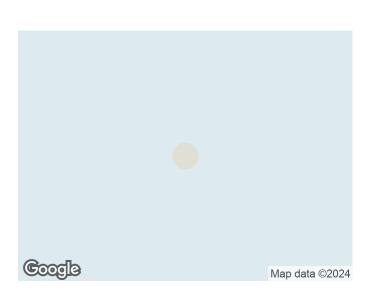
Price €399,000

Key Information

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

Location: Auvergne-Rhône-Alpes





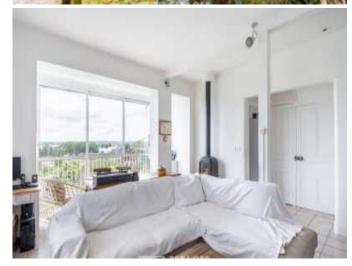
Gallery













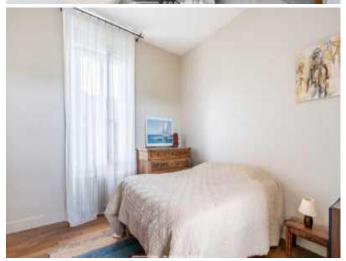




















Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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 ours 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved