

[Click to view MFH-EAL5481-SR](#)

## Architect-designed house with swimming pool and dominant view

**Saint Romain Au Mont D Or , Rhône , Auvergne-Rhône-Alpes**



# €999,000

inc. of agency fees

4 Beds    1 Baths    185 sqm    0.1 ha

In the town of Saint-Romain-au-Mont d'Or and close to the town center, this magnificent architect-designed house is located on a plot of 1027m<sup>2</sup> and benefits from a 180° view from the Monts d'Or massifs....

### At a Glance

<b>Reference</b>	MFH-EAL5481-SR	<b>Near to</b>	Saint Romain Au Mont D Or	<b>Price</b>	€999,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	185 sqm
<b>Land</b>	0.1 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

In the town of Saint-Romain-au-Mont d'Or and close to the town center, this magnificent architect-designed house is located on a plot of 1027m<sup>2</sup> and benefits from a 180° view from the Monts d'Or massifs. Gold up to the Val de Saône. The living space, with numerous openings to the outside, offers real comfort in a cozy environment. The kitchen, with contemporary lines, faces the lounge area and the dining room. From all

sides, the view of the surrounding hills offers a natural picture which varies with the rhythm of the seasons. The outdoor space is divided into several parts. First of all, a covered terrace extends the living space and opens directly onto the swimming pool. Then, a second open-air terrace completes the perimeter of the swimming pool and allows exposure to the sun. Finally, a flat garden allows children various sporting activities at all times. The architectural reflection takes on its full meaning when it comes to the layout of the sleeping area. Two staircases provide access to the parent's area on one side and the children's corner on the other. The first consists of a bedroom with dressing room, a bathroom and a private toilet; the second has 3 bedrooms with storage space and a bathroom. These two sleeping areas remain connected by a door for the safety and proximity of the little ones. At the main entrance level, a fifth sleeping area is possible or can be used as a TV lounge area, gym or office. This room is supplemented by a bathroom and a sauna. The view of the natural and varied environment, the architectural reflection of the spaces, the high-end services, the swimming pool and the location are the assets of this contemporary house. A double garage with electric charging station. A parking space. A swimming pool Heating pellets "Place Bellecour" 25 minutes by car "Colonges-Fontaines" station 3km ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices of the year 2021: between EUR880 and EUR1220 per year

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€999,000

## Key Information

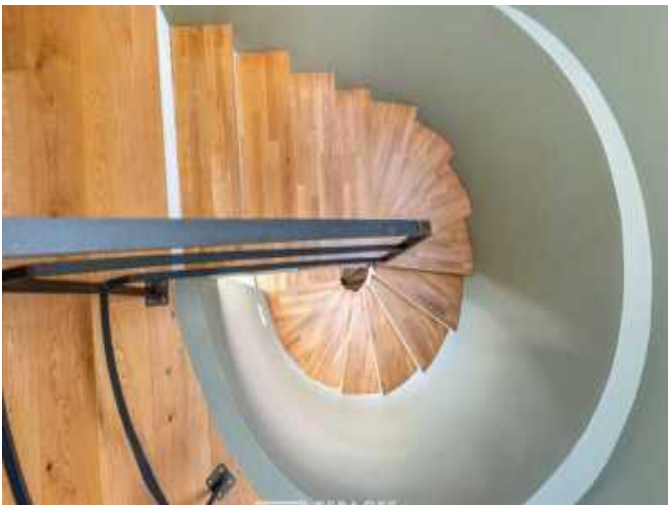
Year Built:	2014
Internal Area:	185 sqm
Land Area:	0.1 ha
Has a Garden	Yes
Swimming Pool?	Yes

## 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