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## Contemporary house with swimming pool

Montluel , Ain , Auvergne-Rhône-Alpes



**€650,000**

inc. of agency fees

4 Beds   1 Baths   170 sqm   0.06 ha

Contemporary flat-roof house offering generous volumes and exceptional finishes. Designed with high-end materials, this residence combines elegance and modernity for incomparable living comfort. Each...

### At a Glance

**Reference** MFH-EAL7851\_MO

**Bed** 4

**Land** 0.06 ha

**Near to** Montluel

**Bath** 1

**Pool** Yes

**Price** €650,000

**Hab.Space** 170 sqm

**Land Tax** N/A

### Property Description

Contemporary flat-roof house offering generous volumes and exceptional finishes. Designed with high-end materials, this residence combines elegance and modernity for incomparable living comfort.

Each space has been carefully designed to meet the highest standards of standing. Its refined architecture and modern lines provide omnipresent natural light, creating an atmosphere that is both warm and refined.

The large hall welcomes you and serves three large suites, two of which are equipped with bathrooms and a third with a whirlpool bath for moments of absolute relaxation. An elegant contemporary and minimalist staircase leads you upstairs, where there is a large living room bathed in light.

This unique space harmoniously combines a high-end kitchen and a living room, creating a friendly and refined setting. Thanks to its many openings and its large bay window, the room offers direct access to the terrace and the garden, perfect for enjoying the beautiful days. A large master suite with bathroom and an office complete this floor.

Each level has toilets for added comfort.

Outside, a large terrace invites you to relax with its heated swimming pool, with a jacuzzi option. Different landscaped areas surround the house, bringing charm and serenity to this outdoor space.

The strong points of this property: its standing, the kitchen and bathroom equipment by Porcelanosa, generous volumes, modern and bright architecture, all close to all amenities. Motorway access (A42) and La Valbonne train station less than 5 minutes away, with a journey to La Part-Dieu train station in just 25 minutes. This exceptional house promises you a privileged living environment, combining comfort, modernity and practicality.

ENERGY CLASS: B, CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,090 and EUR1,530

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€650,000

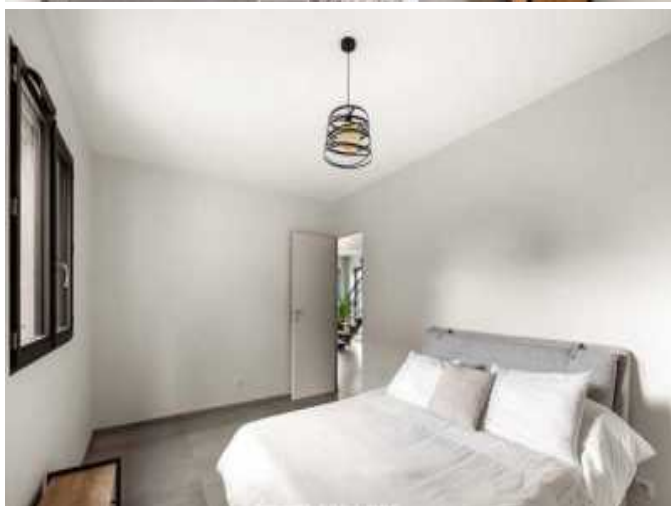
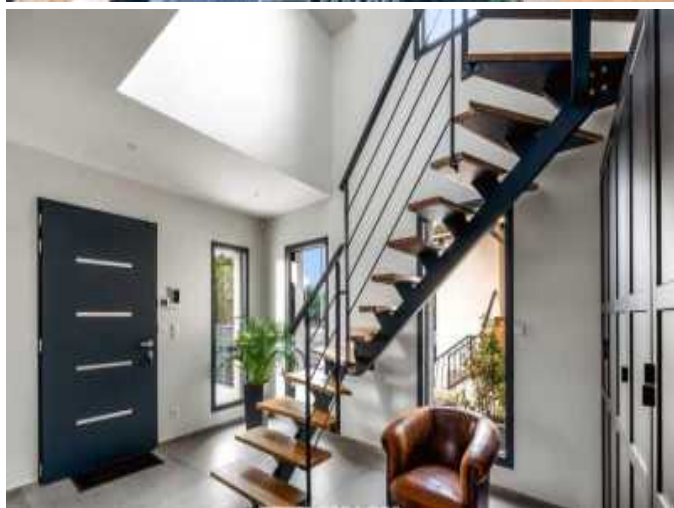
Key Information

Year Built:	2022
Internal Area:	170 sqm
Land Area:	0.06 ha
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



## Gallery









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