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House with garden in Loyettes

Loyettes , Ain , Auvergne-Rhône-Alpes



€740,000

inc. of agency fees

4 Beds 2 Baths 292.79 sqm 0.14 ha

It is at the southern end of the natural region of the Ain plain, that this house built on one floor on the ground floor, of almost 300sqm of living space, takes place on a wooded plot of some 1400sqm....

At a Glance

Reference	MFH-EAL9161	Near to	Loyettes	Price	€740,000
Bed	4	Bath	2	Hab.Space	292.79 sqm
Land	0.14 ha	Pool	No	Land Tax	N/A

Property Description

It is at the southern end of the natural region of the Ain plain, that this house built on one floor on the ground floor, of almost 300sqm of living space, takes place on a wooded plot of some 1400sqm. Only 30 minutes from Lyon, in a green setting, this house offers a real place of zenitude with landscaped exteriors, terraces and peaceful garden. The ground floor offers a spacious living room arranged with a living room, a dining room and a semi-open kitchen with central island, fully equipped. Warm fire in winter, around a pretty pellet stove and shaded atmosphere on the terraces in summer. Cellar, laundry room and separate toilets for the

level. Pretty white wooden steps lead up to the first floor, which is exclusively home to the quiet sleeping area, which includes a master suite with a dressing room and its own bathroom. This is followed by three other bedrooms that share a second bathroom and individual toilets. Workshop, boiler room, and other premises enhance the whole. Outbuilding of a garage and a garden shed on an enclosed plot, also allows parking spaces in the courtyard. Exposed beams, quality layout, careful decoration are all assets that harmonize the well-being of this residence, without a doubt! ENERGY CLASS: E - CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, as of January 1: between EUR4,590 and EUR6,270 (Diagnostics established on 03/21/2023)

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€740,000

Key Information

Year Built:	1947
Internal Area:	292.79 sqm
Land Area:	0.14 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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