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Old renovated bourgeois house

Beligneux , Ain , Auvergne-Rhône-Alpes



€840,000

inc. of agency fees

4 Beds 2 Baths 240 sqm 0.47 ha

Nestled on the heights of BÉligneux, this elegant 1930s house, completely renovated, combines period charm and modern amenities. With 240sqm of living space and 140sqm of outbuildings, it extends over...

At a Glance

Reference	MFH-EAL7829	Near to	Beligneux	Price	€840,000
Bed	4	Bath	2	Hab.Space	240 sqm
Land	0.47 ha	Pool	Yes	Land Tax	N/A

Property Description

Nestled on the heights of BÉligneux, this elegant 1930s house, completely renovated, combines period charm and modern amenities. With 240sqm of living space and 140sqm of outbuildings, it extends over a wooded plot of 4700sqm, offering an unobstructed view and a peaceful setting without any vis-à-vis.

The ground floor opens onto a sumptuous period entrance hall, which gives access to a vast living room bathed in light, a fully equipped separate kitchen and a second living room that can be converted into a

bedroom on one level. A bathroom, a toilet, a storeroom and a laundry room complete this functional and refined living space.

Upstairs, two large bedrooms share a lounge or games room area, ideal for children. A master bedroom with dressing room and office is added to this level, as well as a bathroom equipped with a bathtub and shower, and a second toilet.

Outside, every detail has been designed for relaxation and comfort. Various terraces welcome moments of conviviality, while a jacuzzi and a heated swimming pool of 6x12 m with submerged shutter fit perfectly into this green setting. A well providing drinking water completes the outdoor facilities. The 140sqm outbuilding, converted into a reception room with a large equipped bar, offers an ideal space for your evenings with friends. It also includes an additional guest bedroom and a shower room.

This property benefits from a high-end renovation, including a new gas boiler, modern air conditioning and optimized insulation. Its location is also ideal, just a five-minute walk from La Valbonne train station connecting Lyon in 30 minutes, close to the 132 Lyon-Bourg-en-Bresse bus lines, private and public schools, shops and the motorway 2 km away. A rare property combining character, elegance and modern comfort, to discover without delay.

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR3,180 and EUR4,360 (subscription included)

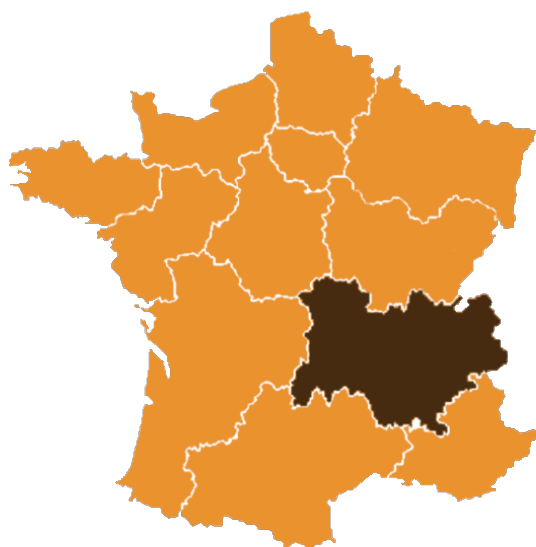
Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€840,000

Key Information

Year Built:	1920
Internal Area:	240 sqm
Land Area:	0.47 ha
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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C. BAUER – Sunday Times

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