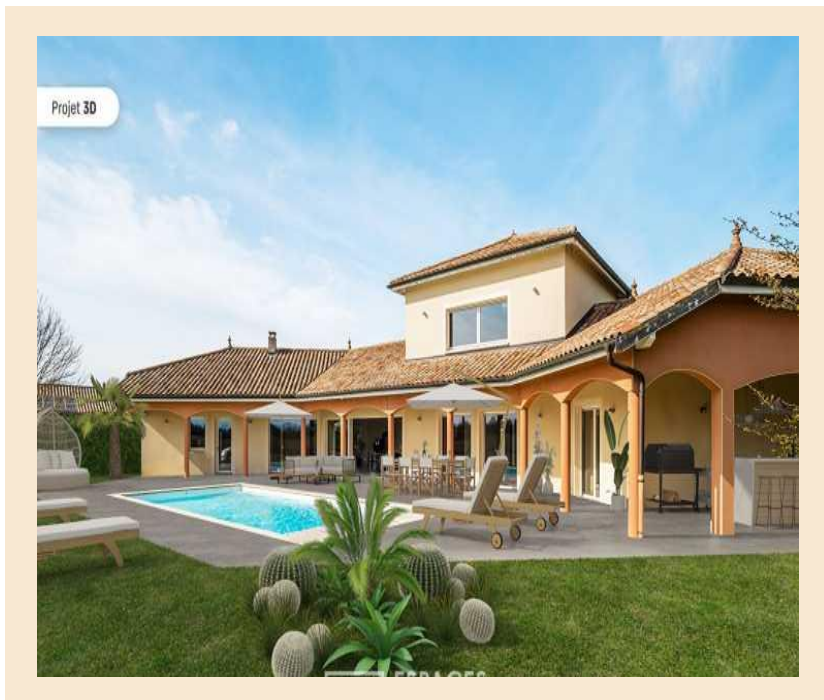


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Villa with swimming pool

Amberieux En Dombes , Ain , Auvergne-Rhône-Alpes



€669,000

inc. of agency fees

4 Beds 1 Baths 250 sqm 0.28 ha

Located in Ambérieux-en-Dombes, just 20 minutes from Villefranche-sur-Saône and 35 minutes from Lyon, this 250 m2 architect-designed villa was built in 2008. It is built on a plot of 2,800 m2. The entrance...

At a Glance

Reference	MFH-EAL3763EL-7	Near to	Amberieux En Dombes	Price	€669,000
Bed	4	Bath	1	Hab.Space	250 sqm
Land	0.28 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in Ambérieux-en-Dombes, just 20 minutes from Villefranche-sur-Saône and 35 minutes from Lyon, this 250 m2 architect-designed villa was built in 2008. It is built on a plot of 2,800 m2. The entrance gives way to a hall with a striking surface area of 57 m2 that can easily accommodate two additional bedrooms. The kitchen opens onto a magnificent cathedral living room, all on 100 m2. The whole has a very high ceiling and is bathed in light thanks to a double orientation. Its large sliding bay windows open onto the

terrace and the garden and offer you an unobstructed view of nature. A 30m² master suite with shower room and a laundry room complete this level. A contemporary staircase gives access to the first level where we find a second 50 m² master suite with open bathroom, office space and dressing room. Outside, a 10x5 swimming pool, a 65 m² garage and an interior courtyard that can accommodate 4 vehicles complete this property. The quality services, the beautiful volumes, the brightness as well as its quiet location are the undeniable assets of this villa. ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021: between EUR2030 and EUR2800

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€669,000

Key Information

Year Built:	2008
Internal Area:	250 sqm
Land Area:	0.28 ha
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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