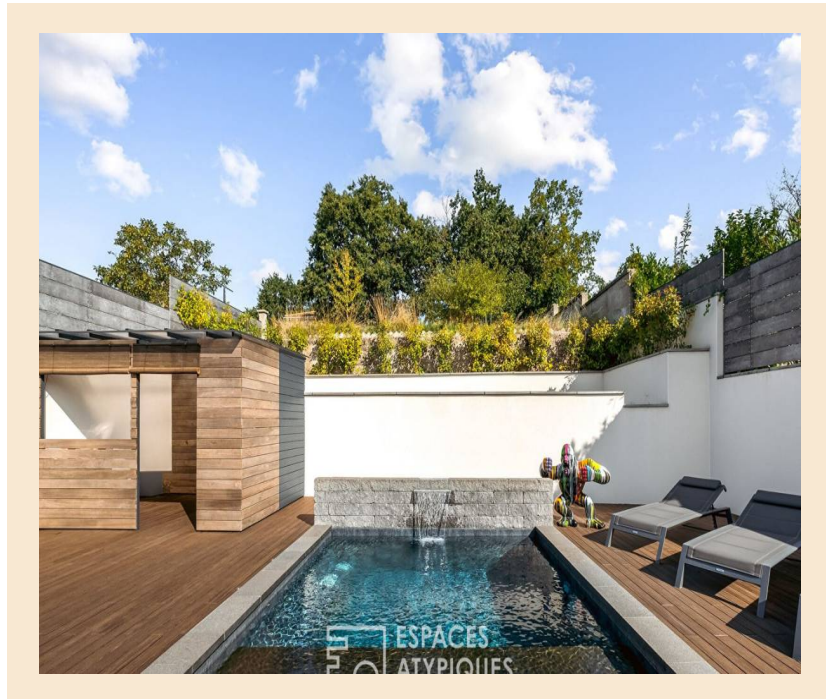


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## Contemporary house with swimming pool

Beligneux , Ain , Auvergne-Rhône-Alpes



# €605,000

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...

### At a Glance

<b>Reference</b>	MFH-EAL7851-1	<b>Near to</b>	Beligneux	<b>Price</b>	€605,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.06 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	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 sunny 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	€605,000

## Key Information

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

## Location: Auvergne-Rhône-Alpes



## Gallery









As Featured in

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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.

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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.

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