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## Contemporary house with swimming pool

Beynost , Ain , Auvergne-Rhône-Alpes



**€990,000**

inc. of agency fees

5 Beds      219 sqm      0.09 ha

Located in Beynost, just 25 minutes from Lyon and close to all amenities, this 219m2 villa offers a luxury residential experience in a privileged setting. As soon as you enter, you will be seduced by...

### At a Glance

**Reference** MFH-EAL5646

**Bed** 5

**Land** 0.09 ha

**Near to** Beynost

**Pool** Yes

**Price** €990,000

**Hab.Space** 219 sqm

**Land Tax** N/A

### Property Description

Located in Beynost, just 25 minutes from Lyon and close to all amenities, this 219m2 villa offers a luxury residential experience in a privileged setting. As soon as you enter, you will be seduced by the space and brightness that characterize this residence. A large fully equipped kitchen of 30 m2 welcomes your culinary moments, while on the same landing, two bedrooms with bathroom, including a master suite with dressing room, offer you privacy and comfort. The main level is enhanced by a magnificent 40m2 living room, with striking ceiling height, inviting relaxation and conviviality. Upstairs, an office space as well as three

bedrooms, including one with a mezzanine, offer multiple possibilities to meet your needs. Two of the bedrooms open onto private balconies, offering views of the surrounding area. They share a modern bathroom with a walk-in shower, demonstrating attention to detail and comfort. Outside, a true haven of peace awaits you, with a heated swimming pool, its pool house and its summer kitchen, ideal for moments of relaxation and leisure with family or friends. Two terraces, one of which is covered, allow you to take full advantage of the sunny days and mild evenings. The numerous bay windows of this villa flood the spaces with natural light in all seasons, creating a warm and welcoming atmosphere. The modern and high-end services, the beautiful volumes, the brightness as well as the privileged location make this property a real favorite. Beynost train station: 1.5 km Sources nursery and primary school: 1 km Louis Armstrong College: 2 km Lycée de la Côtère: 4 km Motorway access: 2 km Beynost shopping center: 2 km ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021: between EUR1,420 and EUR1,960

Summary

Property type:	House
Bedrooms:	5
Price	€990,000

Key Information

Year Built:	2017
Internal Area:	219 sqm
Land Area:	0.09 ha
Property Features:	
• Balcony: 2	
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



## Gallery









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