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## Contemporary house with swimming pool

**Beynost , Ain , Auvergne-Rhône-Alpes**



**€899,000**

**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....

### At a Glance

**Reference** MFH-EAL5646-2

**Near to** Beynost

**Price** €899,000

**Bed** 5

**Pool** Yes

**Hab.Space** 219 sqm

**Land** 0.09 ha

**Land Tax** N/A

### Property Description

Located in Beynost, just 25 minutes from Lyon and close to all amenities, this 219m<sup>2</sup> 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 m<sup>2</sup> welcomes your culinary moments, while on the same landing, two bedrooms with shower room, including a master suite with dressing room, offer you privacy and comfort.

The main level is enhanced by a magnificent 40m<sup>2</sup> living room, with a striking ceiling height, inviting relaxation and conviviality. Upstairs, an office space as well as three bedrooms, one of which has a mezzanine, offer multiple possibilities to meet your needs. Two of the bedrooms open onto private balconies, offering a view of the surroundings. They share a modern bathroom with 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 fully enjoy the beautiful days and mild evenings. The many 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 Les Sources nursery and primary school: 1 km Louis Armstrong College: 2 km La Côtière High School: 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, based on 2021 energy prices: between EUR1,420 and EUR1,960

Summary

Property type:	House
Bedrooms:	5
Price	€899,000

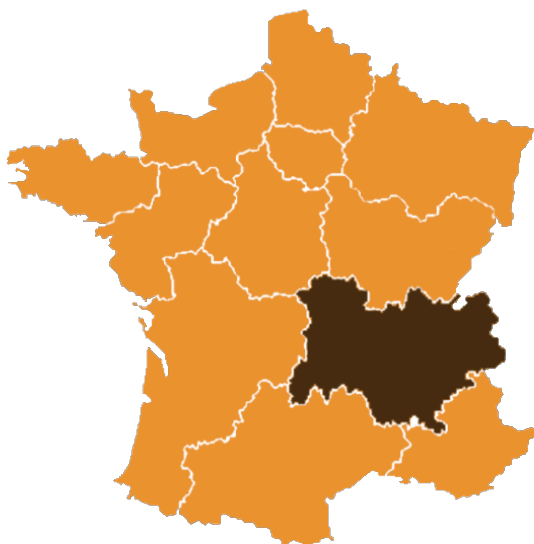
Key Information

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



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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**

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**S. and L. BROWN**



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