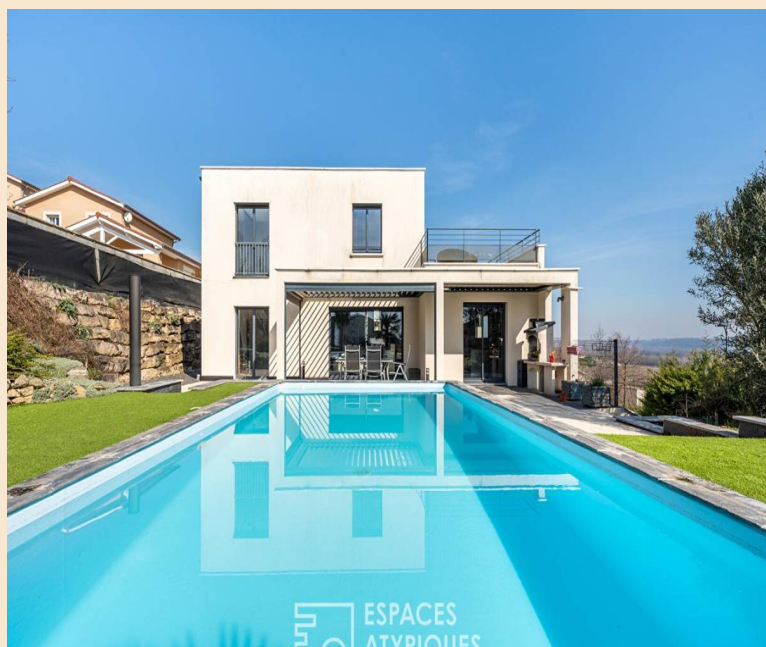


[Click to view MFH-EAL9821](#)

## Contemporary house on the heights of Anse with breathtaking views of the...

Anse , Rhône , Auvergne-Rhône-Alpes



# €650,000

inc. of agency fees

4 Beds   2 Baths   150 sqm   0.1 ha

Located in Anse, just 10 minutes from Villefranche, 30 minutes from Lyon and in the immediate vicinity of the village center and schools, this contemporary...

### At a Glance

**Reference** MFH-EAL9821

**Bed** 4

**Land** 0.1 ha

**Near to** Anse

**Bath** 2

**Pool** Yes

**Price** €650,000

**Hab.Space** 150 sqm

**Land Tax** N/A

### Property Description

Located in Anse, just 10 minutes from Villefranche, 30 minutes from Lyon and in the immediate vicinity of the village center and schools, this contemporary house of 150 sqm (excluding basement) is built on an enclosed and landscaped plot of 998 sqm with a covered and secure swimming pool, offering a breathtaking view of the Alps and Mont Blanc.

A beautiful entrance with storage and toilets leads to a large bright living space of 67 sqm including a fully fitted and equipped open kitchen. This space benefits from a double exposure and opens onto a large outdoor terrace covered by a bioclimatic pergola, with direct access to the swimming pool, ideal for enjoying the sunny days.

On this same level, a master suite with shower room also has direct access to the outside thanks to its French window. The upper floor consists of three bedrooms, all with a fitted dressing room, one of which has a large terrace for enjoying breakfasts facing Mont Blanc. A bathroom and toilet complete this floor.

In terms of comfort and finishes, this house is distinguished by noble materials and careful services: large bay windows, electric underfloor heating and a wood stove. A 120 sqm basement with independent access allows parking for up to three cars and includes an additional space equipped with a sauna, ideal for moments of relaxation in complete tranquility. Thanks to its quality services, its privileged location and its exceptional view, this house offers a rare and sought-after living environment.

The real consumption of the property is EUR133 / month and EUR33 / month of cubic meters of wood.

ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR1,610 and EUR2,240

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€650,000

### Key Information

Internal Area:	150 sqm
Land Area:	0.1 ha
Has a Garden	Yes
Swimming Pool?	Yes

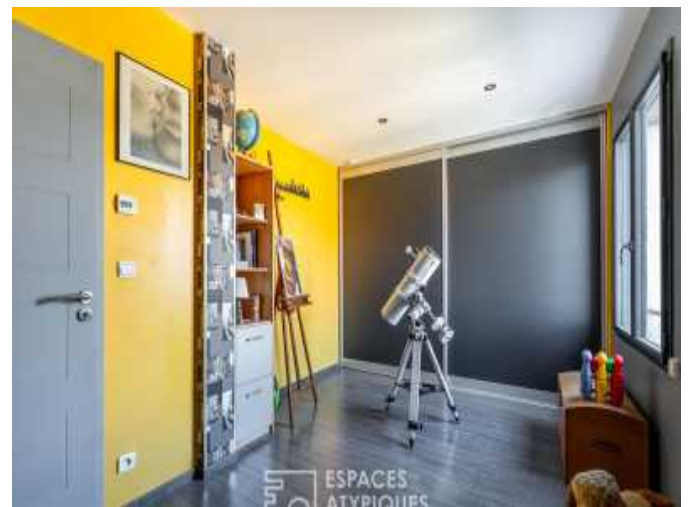
### Location: Auvergne-Rhône-Alpes

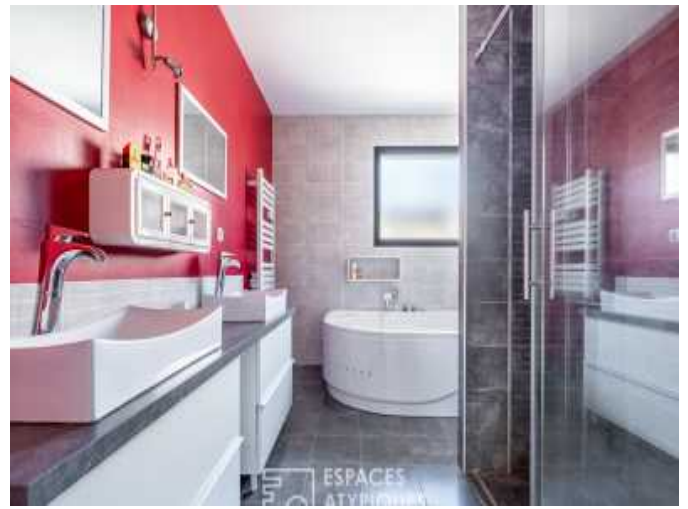


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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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 cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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.

**S. and L. BROWN**



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