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## Country spirit and contemporary lines in Mionnay

Mionnay , Ain , Auvergne-Rhône-Alpes



€840,000

inc. of agency fees

4 Beds      238 sqm      0.18 ha

25 minutes from Lyon, between unspoiled countryside and quick access to the city, this old building of over 230 sqm renovated in 2023 is part of a vast...

### At a Glance

Reference MFH-EAL10798-1

Near to Mionnay

Price €840,000

Bed 4

Pool No

Hab.Space 238 sqm

Land 0.18 ha

Land Tax N/A

### Property Description

25 minutes from Lyon, between unspoiled countryside and quick access to the city, this old building of over 230 sqm renovated in 2023 is part of a vast farmhouse typical of Dombes. Located on a flat plot of 1800 sqm, suitable for a swimming pool and bordered by greenery, the house offers a peaceful living environment, while benefiting from immediate access to the A46 motorway. From the entrance, the charm works: the stone, the barn door testify to the history of the place, while the generous volumes and fluid circulation let light into every corner. The main living room, through and bathed in light, develops nearly 80 sqm. It accommodates a warm living room and a fully equipped open kitchen, extended by a bright veranda of 23 sqm, a true link with the wooded garden. A 28 sqm single-story suite with dressing room and private terrace completes this level. Upstairs, accessible by two separate staircases, the sleeping area unfolds in complete independence: three comfortable bedrooms, two bathrooms and a large 40 sqm games room offer a harmonious family life or multiple development possibilities. An outbuilding to reinvent allows you to imagine a pool house, a workshop or a professional space. Comfort is ensured by reversible air conditioning by heat pump in each room. Bright volumes, careful renovation, scalable potential and serene setting make this property a rare asset, with the perfect balance between authenticity and modernity. ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2023 energy prices: between EUR1,550 and EUR2,140

Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 4        |
| Price          | €840,000 |

Key Information

|                |         |
|----------------|---------|
| Year Built:    | 2023    |
| Internal Area: | 238 sqm |
| Land Area:     | 0.18 ha |
| Has a Garden   | Yes     |

Location: Auvergne-Rhône-Alpes



## Gallery









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**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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