

[Click to view MFH-EAL10798-1](#)

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

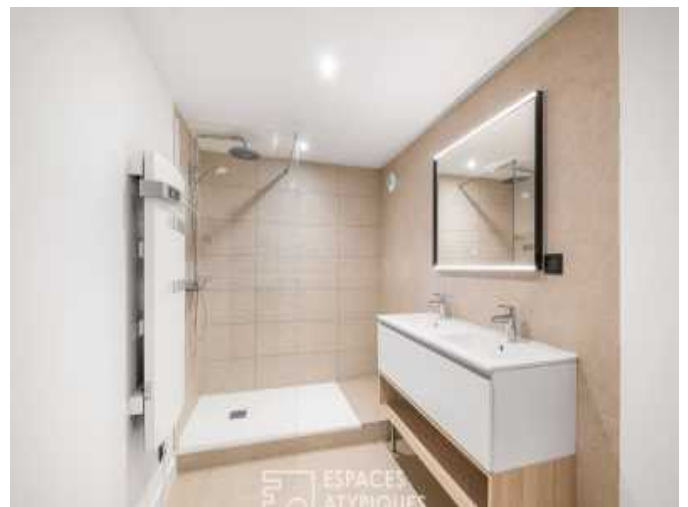
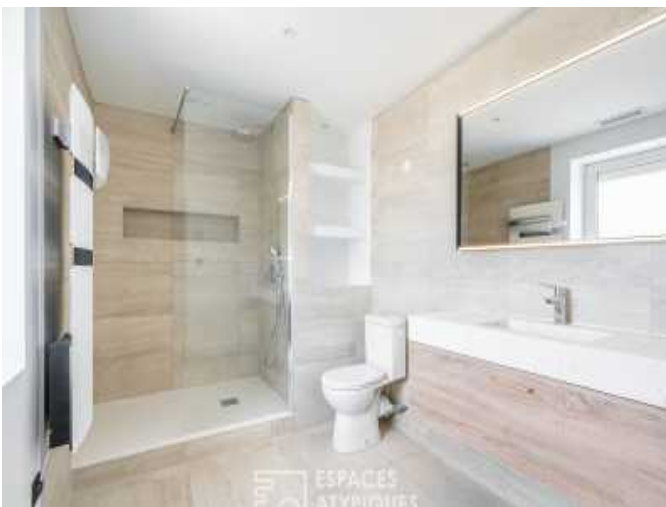
Year Built:	2023
Internal Area:	238 sqm
Land Area:	0.18 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



Gallery







As Featured in



Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved