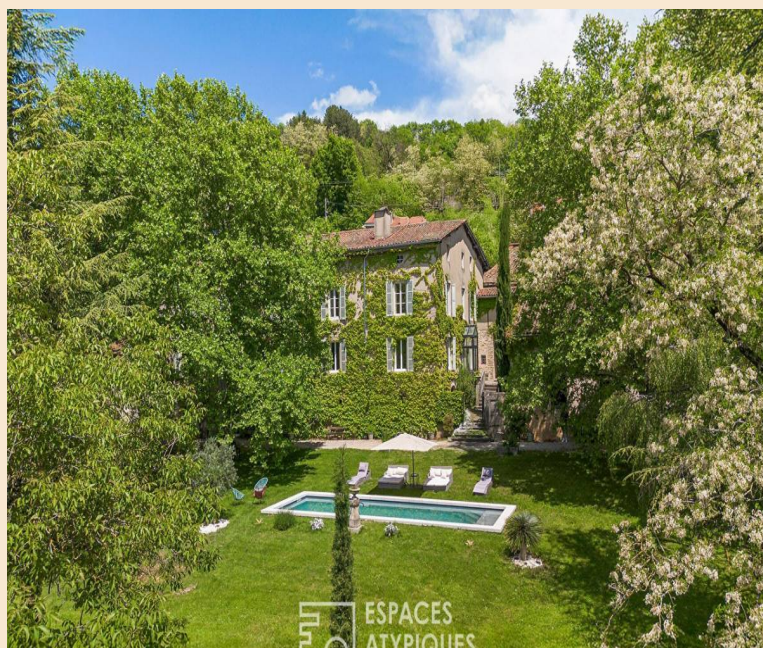


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Charming residence with wooded park

Amberieu En Bugey , Ain , Auvergne-Rhône-Alpes



€1,190,000

inc. of agency fees

8 Beds 3 Baths 545 sqm 0.9 ha

Located in the commune of Amberieu en Bugey, just 45 minutes from Lyon and 1 hour 15 minutes from Geneva, discover a rare property steeped in history,...

At a Glance

Reference MFH-EAL1112

Bed 8

Land 0.9 ha

Near to Amberieu En Bugey

Bath 3

Pool Yes

Price €1,190,000

Hab.Space 545 sqm

Land Tax N/A

Property Description

Located in the commune of Amberieu en Bugey, just 45 minutes from Lyon and 1 hour 15 minutes from Geneva, discover a rare property steeped in history, nestled in the heart of a one-hectare wooded park with no overlooked views. A true haven of peace for lovers of authentic places, this 18th-century building offers 545 sqm of living space, completely renovated with extreme care, brilliantly combining old-world charm and contemporary comfort. Upon arrival, the facade covered in Virginia creeper evokes the nobility of the residences of yesteryear. The elegance of the landscaped garden, punctuated by century-old trees, leads you to a modern swimming pool perfectly integrated into the landscape, surrounded by sunbathing and relaxation areas. A chapel, as well as several outbuildings, complete this idyllic setting with incomparable character.

The interior does not disappoint: a vast living space bathed in light of 110 sqm opens onto the south-facing park. A fitted kitchen with a central island and restored antique features sits alongside a refined dining room and a generously sized living room, adorned with fine materials, antique woodwork and majestic chandeliers. Two ground floor suites are also available, one with its own private entrance, ideal for a guest area or an independent studio. The upper floor houses a home cinema area as well as six bedrooms, including two suites with private bathrooms, one of which is 56 m².

A laundry room, a generously sized dressing room and a shower room complete this level. Finally, the attic, not part of the living space, offers exceptional potential thanks to its high ceilings and its fully convertible surface area according to your projects.

This residence embodies the quintessence of rural elegance, a place full of soul and history, designed for those seeking a peaceful and inspiring residence of character, a stone's throw from major cities.

DPE: in progress

Summary

| | |
|----------------|------------|
| Property type: | House |
| Bedrooms: | 8 |
| Bathrooms | 3 |
| Price | €1,190,000 |

Key Information

| | |
|----------------|---------|
| Year Built: | 1700 |
| Internal Area: | 545 sqm |
| Land Area: | 0.9 ha |
| Has a Garden | Yes |
| Swimming Pool? | Yes |

Location: Auvergne-Rhône-Alpes



Gallery





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C. BAUER – Sunday Times

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S. and L. BROWN



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