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Charming family home in Saint Trivier Sur Moignans

Saint Trivier Sur Moignans , Ain , Auvergne-Rhône-Alpes



€499,000

inc. of agency fees

5 Beds

310 sqm

0.27 ha

Located in the town of Saint-Trivier-sur-Moignans, this family property of 310sqm is bright, calm and discreet. You enter through the large kitchen / dining room, complete with a laundry room / pantry,...

At a Glance

Reference MFH-EAL3493EL
Bed 5
Land 0.27 ha

Near to Saint Trivier Sur Moignans
Pool Yes

Price €499,000
Hab.Space 310 sqm
Land Tax N/A

Property Description

Located in the town of Saint-Trivier-sur-Moignans, this family property of 310sqm is bright, calm and discreet. You enter through the large kitchen / dining room, complete with a laundry room / pantry, which, with its exposed beams overlooking a living room with beautiful volumes and its large bay window, brings a lot of light into the room. The living room is decorated with a wood stove, a bar and a mezzanine area, all

opening onto a very large heated veranda of 60sqm with several accesses. On the other side of the kitchen, we access a hall and its staircase leading to the sleeping area. This consists of a master suite with bathroom and toilet, a second bedroom, a bathroom and a toilet. The two bedrooms have access to the outside. Upstairs, a corridor leads to a games room / office, a bedroom and a mezzanine serving as an office. The whole benefits from a bird's eye view of the living room and the exterior. Finally on this floor, we find a 54sqm studio equipped with its kitchen, bathroom and toilet. The exterior of 2700sqm with its terrace along the veranda also allows us to enjoy a swimming pool and its summer kitchen. Several workshops and outbuildings surround the whole. As soon as you enter the gate, there will be no shortage of parking spaces with its capacity of 8 to 10 cars, ideal for receiving guests. The pellet boiler system and its radiators keep an ideal temperature in the house, in addition to its good East / West exposure. You will feel on vacation at all times in this setting surrounded by nature! ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR2,510 and EUR3,440

Summary

Property type:	House
Bedrooms:	5
Price	€499,000

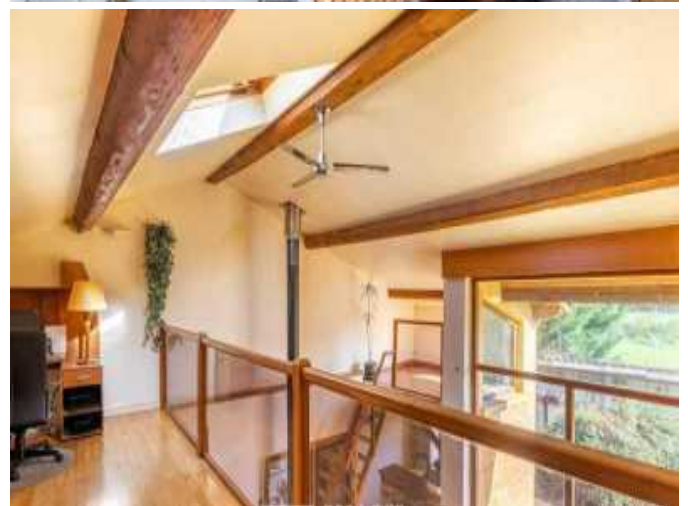
Key Information

Internal Area:	310 sqm
Land Area:	0.27 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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