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## Villa with swimming pool

Amberieux En Dombes , Ain , Auvergne-Rhône-Alpes



€749,000

inc. of agency fees

4 Beds 1 Baths 250 sqm 0.28 ha

Located in Ambérieux-en-Dombes, just 20 minutes from Villefranche-sur-Saône and 35 minutes from Lyon, this architect-designed villa of 250 m2 was built in 2008. It is built on a plot of 2800 m2. The entrance...

### At a Glance

**Reference** MFH-EAL3763EL-4

**Bed** 4

**Land** 0.28 ha

**Near to** Amberieux En Dombes

**Bath** 1

**Pool** Yes

**Price** €749,000

**Hab.Space** 250 sqm

**Land Tax** N/A

### Property Description

Located in Ambérieux-en-Dombes, just 20 minutes from Villefranche-sur-Saône and 35 minutes from Lyon, this architect-designed villa of 250 m2 was built in 2008. It is built on a plot of 2800 m2. The entrance gives way to a hall with a striking surface area of 57 m2 that can easily accommodate two additional bedrooms. The kitchen is open to a magnificent cathedral living room, all on 100 m2. The set has a very high ceiling and bathes in light thanks to a double orientation. Its large bay windows with brick partitions open onto the

terrace and the garden and offer you an unobstructed view of nature. A parental suite of 30m<sup>2</sup> with bathroom and a laundry room complete this level. A contemporary staircase gives access to the first level where we find a second parental suite of 50 m<sup>2</sup> with open bathroom, office space and dressing room. Outside, a 10x5 swimming pool, a 65 m<sup>2</sup> garage and an interior courtyard that can accommodate 4 vehicles complete this property. The quality services, the beautiful volumes, the luminosity as well as its quiet location are the undeniable assets of this villa. 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 EUR2,030 and EUR2,800

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€749,000

Key Information

Year Built:	2008
Internal Area:	250 sqm
Land Area:	0.28 ha
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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