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## Contemporary flat roof house

Mollon , Ain , Auvergne-Rhône-Alpes



**€420,000**

inc. of agency fees

3 Beds   1 Baths   137 sqm   0.09 ha

In the peaceful setting of the sought-after town of Villieu Loyes Mollon, this beautiful contemporary house with a flat roof, built in 2014, offers an exceptional living environment. With its 138 square...

### At a Glance

<b>Reference</b>	MFH-EAL4334EL	<b>Near to</b>	Mollon	<b>Price</b>	€420,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	137 sqm
<b>Land</b>	0.09 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the peaceful setting of the sought-after town of Villieu Loyes Mollon, this beautiful contemporary house with a flat roof, built in 2014, offers an exceptional living environment. With its 138 square meters of living space, this residence combines modernity and comfort. Located just 7 minutes from Meximieux, and its train station, connecting Lyon Part Dieu in half an hour. From the entrance, a hall reveals the charms of this residence. To the left, a spacious living space bathed in light accommodates a modern kitchen, opening gracefully onto a living room. Large bay windows flood the interior with light, creating a warm and friendly

atmosphere. A direct connection with the terrace offers a breathtaking view of the wooded garden, inviting relaxation and contemplation. On the other side of the hall, three beautiful bedrooms unfold, with sleeping areas on the mezzanine, offering endless design possibilities under the mezzanine. One of the bedrooms has a dressing room and a bathroom, while the other two bedrooms share a bathroom equipped with a bathtub, a shower, and a toilet. To complete the comfort of this residence, a laundry room, an additional toilet and a garage with service door are included. Outside, a flat, wooded plot of 914 square meters, which can accommodate a swimming pool, offers several outdoor relaxation and leisure areas. This contemporary house of good standing is equipped with all modern equipment, guaranteeing absolute comfort without any work required. A rare opportunity on the real estate market, ideal for those looking for a pleasant living environment in a privileged environment. ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR680 and EUR990

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€420,000

Key Information

Year Built:	2014
Internal Area:	137 sqm
Land Area:	0.09 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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