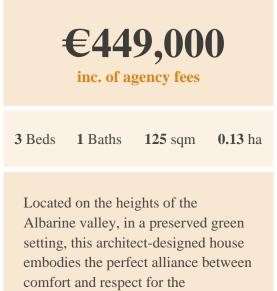


Architect-designed house with a view

Amberieu En Bugey , Ain , Auvergne-Rhône-Alpes





environment. Built in 2010...

At a Glance

Reference MFH	-EAL4336EL	Near to	Amberieu En Bugey	Price	€449,000
Bed 3		Bath	1	Hab.Space	125 sqm
Land 0.13	ha	Pool	No	Land Tax	N/A

Property Description

Located on the heights of the Albarine valley, in a preserved green setting, this architect-designed house embodies the perfect alliance between comfort and respect for the environment. Built in 2010 with a bioclimatic design and a wooden frame, it offers a unique living experience, just 2 kilometers from the center of Amberieu-en-Bugey and its train station connecting Lyon in just 30 minutes. As soon as you enter, you will be amazed by the elegance of the hall enhanced by a beautiful high ceiling. The house revolves harmoniously around this central space, offering fluid and intuitive circulation. A first bright bedroom with a private terrace invites you to serenity from the first level. A staircase leads you to the main living space, bathed in light thanks to large bay windows offering a breathtaking view of the valley. The open kitchen, carefully equipped, flows into a warm living room and a friendly dining room, extended by a sunny terrace where it is pleasant to entertain. On the same level, a modern bathroom and a toilet complete this absolute comfort. A second staircase then leads you to a mezzanine bathed in light, ideal for creating a tailor-made work or relaxation space. The master suite, with its bathtub and privileged access to the garden, invites you to absolute relaxation. A third bedroom, with its intimate balcony, completes this floor. Outside, a beautifully landscaped plot of 1300 m2 is available to you, ready to accommodate a swimming pool according to your wishes. A true haven of peace, where various species of trees, green meadows and woods mingle, inviting you to a deep connection with the surrounding nature. A garage completes the whole. This bioclimatic house, with beautiful volumes, certain brightness and a unique character, offers an incomparable living environment, where architecture and tranquility combine harmoniously. Welcome to your oasis of well-being, in the heart of Albarine. ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,010 and EUR1,400

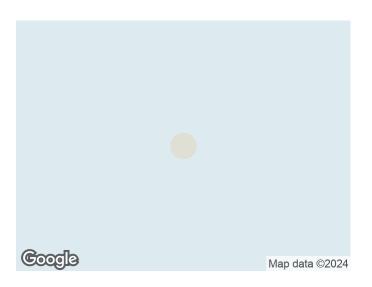
Condominiums of 19 units ().

Annual expenses : 199 euros.

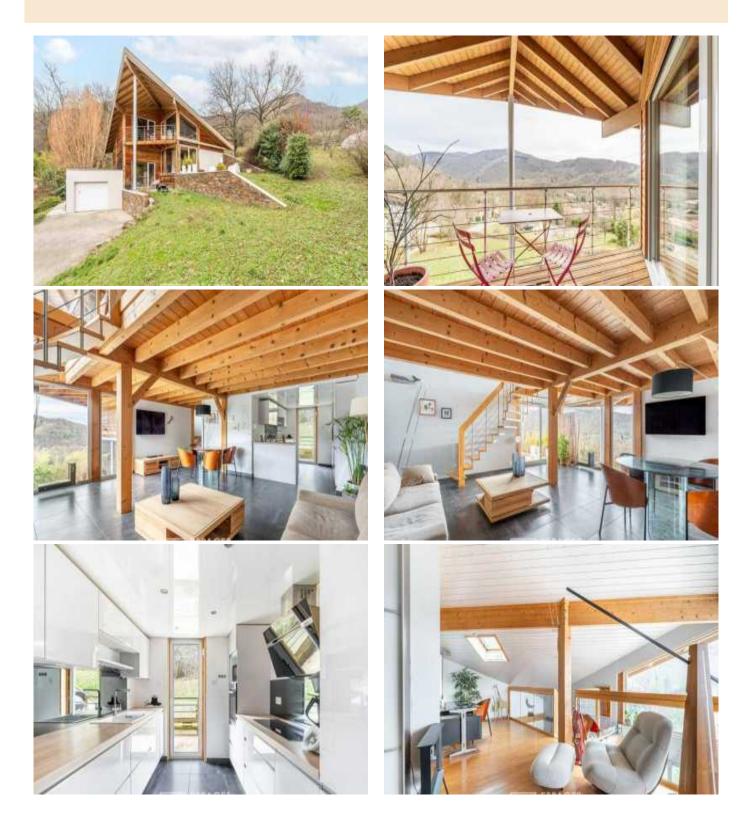
Summary		Key Information
Property type:	House	Internal Area: 125 sqm
Bedrooms:	3	Land Area: 0.13 ha
Bathrooms	1	Property Features:
Price	€449,000	• Balcony: 1
		Has a Garden Yes

Location: Auvergne-Rhône-Alpes





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