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Architect-designed house with a view

Amberieu En Bugey , Ain , Auvergne-Rhône-Alpes



€449,000

inc. of agency fees

3 Beds 1 Baths 125 sqm 0.13 ha

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...

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

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€449,000

Key Information

Internal Area:	125 sqm
Land Area:	0.13 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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