



Modern house in Midi-Pyrenees,

46800, Ain, Auvergne-Rhône-Alpes

€309,700

Ref: 123803

* Available * 2 Beds * 1 Bath

Pretty contemporary house built in 2007 on one level 140 m² of living space with 3 bedrooms and an office, a swimming pool, a double garage and 8,314 m² of land with a vegetable garden and an orchard. Fully fenced land. Located at the exit of a village with all amenities. Nice view over the countryside.

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

140 m² living space

On the ground floor

an 8.4 m² entrance

a toilet 1.74 m²

a 4.15 m² hallway leading to

a dining room 19.09 m², the dining room opens onto a terrace with barbecue

a 18.82 m² living room

a 13.65 m² fitted kitchen, the kitchen opens onto a 15 m² veranda

a 4.2 m² cellar

2 bedrooms of 11 m² and 10.94 m²

a 7.62 m² office

a 5.75 m² bathroom

upstairs

a bedroom of 16.41 m² with a shower room of 3.27 m² Water electricity, wood double glazing, gas central heating, aluminum shutters, water softener, septic tank. DPE in progress A swimming pool of 6 x4 m built in 2015 semi buried, treatment with chlorine.

A double garage of 33.75 m² and 23 m² with electric doors. Excellent condition. Very well maintained property.

Fully fenced land of 8,314 m² with electric gate, with a vegetable garden, an orchard, a well and a henhouse.

