

1 349 000 €

Contact agency  
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For sale villa

10 rooms

Surface : 255 m<sup>2</sup>

Surface of the living : 39 m<sup>2</sup>

Surface of the land : 2001 m<sup>2</sup>

Year of construction : 2009

Exposition : Sud ouest

Hot water : Electrique

Inner condition : renovated

External condition : renovated

Couverture : tiling

Features :

POOL, pool house, Bedroom on ground  
floor, double glazing, Architecture  
contemporaine, CALM, Automatic gate

6 bedroom

1 terrace

5 showers

4 WC

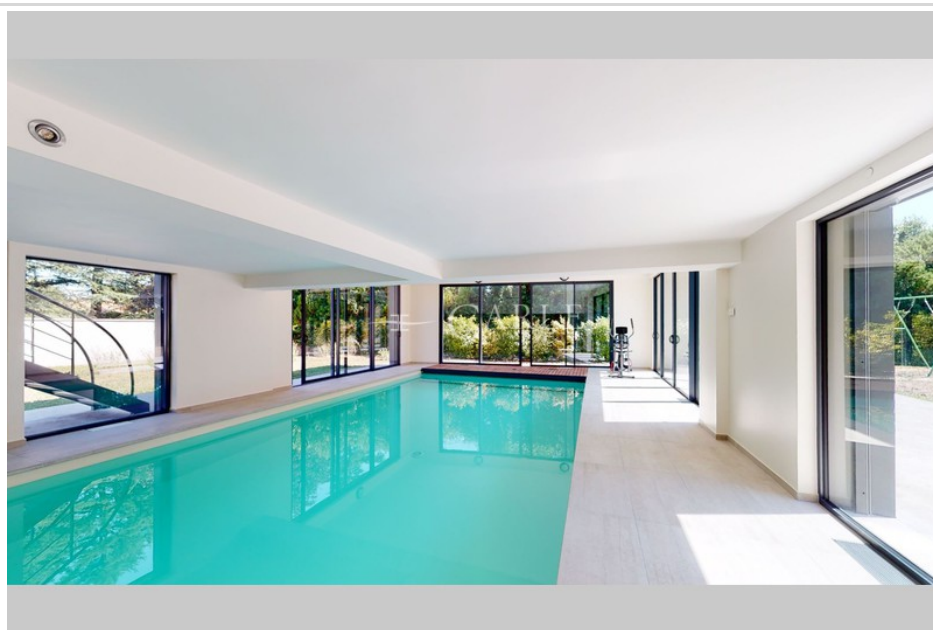
10 parkings

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel



## Villa 160 Beynost

A villa with large spaces nestled in peace in the alleys of Beynost Are you looking for large living spaces for your family with the added bonus of a completely independent apartment with outside access or via a "bridge" which connects the two buildings of this house on a plot of Come and discover this old farmhouse from the early 1900s, completely renovated barely a year ago with quality materials and decorated with great taste. Rammed earth walls... Travertine... Massive parquet floors... The charm of the old combined with modern and high quality services. The 7 rooms of this town house of 231 m<sup>2</sup> on 509 m<sup>2</sup> of land, spread over 2 levels, with 2 outdoor spaces will offer you the possibility of enjoying privacy both inside and outside. Upon arrival on the land you will enjoy a beautiful courtyard with a large garage. Surprise... Going along the garage you will reach a first hidden garden... Can't wait to discover the interior? Enter the bright hall which serves on one side the American kitchen overlooking the dining room with its openings on the main garden. In front of you enjoy a play area, reading area, and on the other side of the entrance access a large TV lounge, a beautiful laundry room and a workshop also overlooking the garden. Upstairs, the whole family will find its space with 4 beautiful bedrooms including 1 sublime master suite of more than 32 m<sup>2</sup> with dressing room and bathroom including a large Italian shower and a bathtub. Two of the bedrooms have direct access to an

