

Family Home with 5 Bedrooms and Large Garden



INFORMATION

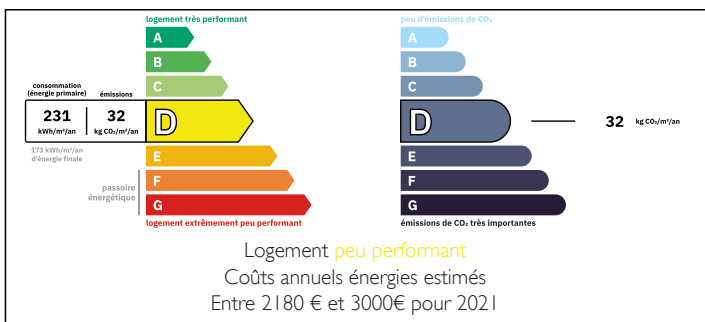
Town:	Montmerle-sur-Saône
Department:	Ain
Bed:	5
Bath:	1
Floor:	155 m2
Plot Size:	1600 m2

IN BRIEF

Discover this beautiful house built in 1973, located in the peaceful and sought-after neighborhood of Montmerle-sur-Saône. With 155 m² of living space spread over two levels and a full basement forming a third level, this property combines comfort, tranquility, and functionality, all on a spacious 1600 m² plot.

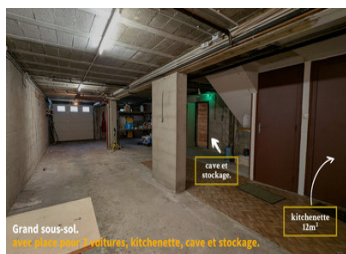


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Superb Family Home in Montmerle-sur-Saône – Charm, Comfort, and Potential

Discover this magnificent house from 1973, located in the heart of the peaceful and sought-after neighborhood of Montmerle-sur-Saône. Offering a generous living space of 155 m² spread over two levels and a full basement forming a third level, this property perfectly combines comfort, calm, functionality, and potential for customization, all on a spacious 1600 m² plot.

Semi-Underground Basement:

The semi-underground basement, a true asset of this house, can accommodate up to three cars, providing secure parking space. Additionally, it includes a workshop area, a summer kitchen, and a cellar located under the terrace, offering multiple possibilities for DIY enthusiasts.

Main Floor – Cozy Living Space:

Upon entering the house, you will immediately be charmed by the bright and warm living area. The spacious 30 m² living room, equipped with air conditioning, is perfect for family relaxation. The 11 m² kitchen, functional and well laid out, complements this space perfectly. The main floor also features three comfortable bedrooms (12 m², 9 m², and 12 m²), a 6.02 m² bathroom, and a separate WC. Two terraces, facing east and west, allow you to enjoy the sun throughout the day, whether for a sunny breakfast or a sunset dinner.

Upper Floor – Versatile Spaces:

On the upper floor, two large bedrooms (15 m² and 14 m²) provide all the comfort needed for a large family or guests. The spacious attic, bathed in natural light, with its two small adjacent storage spaces,...