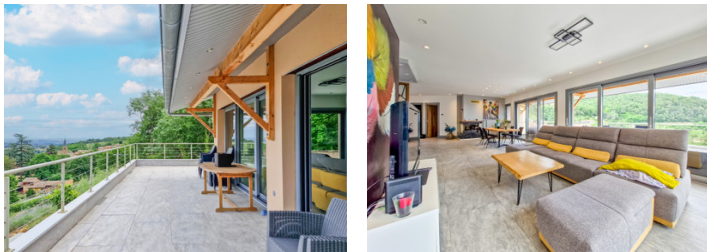


Luxury 4 bed villa, Ville-sur-Jarnioux, stunning views spacious living areas in a sought-after location.



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Ville-sur-Jarnioux |
| Department: | Rhône              |
| Bed:        | 4                  |
| Bath:       | 4                  |
| Floor:      | 250 m2             |
| Plot Size:  | 1500 m2            |

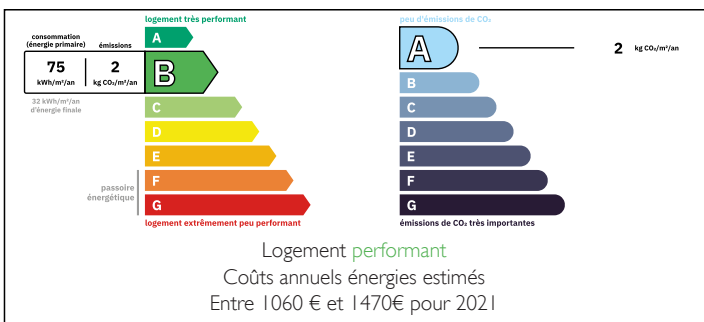


## IN BRIEF

Stunning contemporary 4-bedroom villa set in a sought-after location. This luxurious family home in Ville-sur-Jarnioux is situated in the area known as les pierres dorées, the golden stones reflecting the colour of the local stone properties. In a quiet village surrounded by varied countryside. 2 en-suite bedrooms, 1 with a dressing room and a further 2 shower rooms, 2 large living areas with access to 155m2 of terrace affording panoramic views, fitted kitchen, laundry room, double garage. Building constructed in 2020 on a plot of 1577m2.

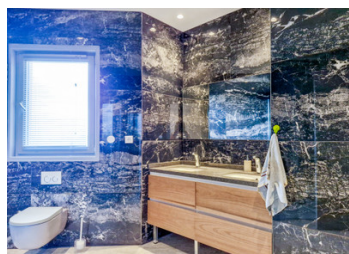


## ENERGY - DPE



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.



## DESCRIPTION

The perfect home for modern family living, there is plenty space for everyone. The large entrance hall opens into the spacious living area, dining, kitchen and lounge open out before you with access to the large terrace via the sliding windows. This house was built to make the most of daylight without allowing the full summer sun to penetrate. The kitchen is fitted and of modern design, in the dining area there is a fireplace, and the lounge area has space for a cinematic TV screen. Access on all sides to the terrace which affords further space for entertaining or relaxing with spectacular views over the surrounding countryside. On this level there is a guest WC and a corridor leading to 3 bedrooms, one of which is an en-suite with a dressing room, the other 2 bedrooms have built in wardrobes. There is a family shower room with double sinks and a walk-in rainforest shower.

From the entrance hallway there are stairs leading down to the utility room and the garage entrance. At this level you will find the second large living space, a shower room/WC and the 4th bedroom which has an en-suite shower and WC. There is access from this bedroom and the living area onto the lower terrace where the current owner has planned a summer kitchen and a pool, this work is to be completed by the purchaser.

The double garage has further space for a...

## NOTES