Click to view MFH-EAL4381EL-1

# **Exceptional villa with view**

Saint Cyr Au Mont D Or, Rhône, Auvergne-Rhône-Alpes



€1,950,000

inc. of agency fees

**5** Beds **1** Baths **273** sqm **0.37** ha

In the town of St-Cyr-au-Mont d'or, nestled in lush greenery, this villa with a breathtaking view of 273m2 (360m2 useful) is located on a plot of 3,684m2. Playground of a renowned architect, this house...

### At a Glance

Reference MFH-EAL4381EL-1

Bed 5

**Land** 0.37 ha

Near to Saint Cyr Au Mont D

Or

Bath 1

Pool Yes

**Price** €1,950,000

Hab.Space 273 sqm

Land Tax N/A

## **Property Description**

In the town of St-Cyr-au-Mont d'or, nestled in lush greenery, this villa with a breathtaking view of 273m2 (360m2 useful) is located on a plot of 3,684m2. Playground of a renowned architect, this house has been completely redesigned by its guests. From the entrance, the guiding line of this renovation is asserted: a perfect marriage between modernity and furnishings found here and there. The central island in the kitchen is at the center of both culinary and convivial attention. A scullery brings a practical side to the whole. Cradled

by large openings, the 60m2 living room benefits from constant light. The cantilevered extension gives a feeling of being suspended and overlooking the panorama. The large bay windows allow a seamless inside/outside transition to spend quality time on the large terrace and its bioclimatic pergola. On the night side, the 30m2 master suite, equipped with a dressing room and a bathroom, adjoins the living room. The little ones benefit from 3 beautiful bedrooms, a bathroom and a common dressing area. The lower floor has also been redesigned. Passing guests will be able to take their place in a bedroom with a bathroom. Two additional spaces of 24m2 and 22m2 allow you to create a gym, cinema room or games room. On the upper terrace, a swimming pool is ideally located. By retaining the volumes and in line with current comfort requirements, this family home is today an extraordinary property in a town with undeniable appeal. Estimated amount of annual energy expenditure for standard use between EUR1,940 and EUR2,970

## Summary

Property type: House Bedrooms: 5
Bathrooms 1

Price €1,950,000

# **Key Information**

Internal Area: 273 sqm
Land Area: 0.37 ha
Has a Garden Yes
Swimming Pool? Yes

# **Location: Auvergne-Rhône-Alpes**



# Gallery











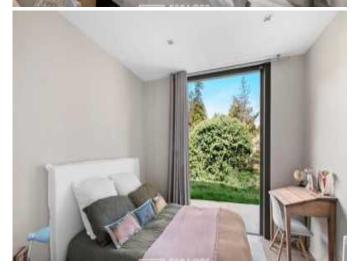




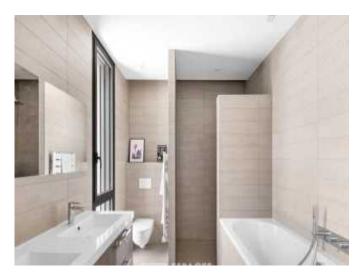
















Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

## **Buying French Property Just Got Easier...**

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

### **Testimonials**

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

### C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved