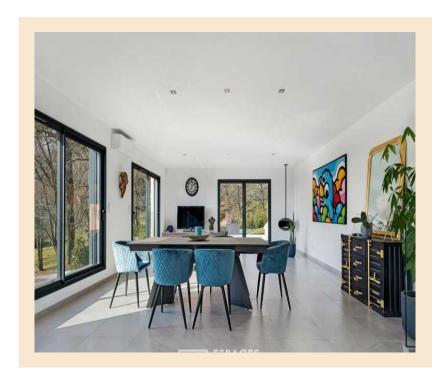


Click to view MFH-EAL3701EL-2

## Contemporary villa with a view of Lyon

Caluire Et Cuire, Rhône, Auvergne-Rhône-Alpes



**€1,295,000** 

inc. of agency fees

4 Beds

153 sqm

**0.08** ha

Located in Caluire, in a small closed and secure housing estate, this contemporary flat-roofed villa of 153 m2 offers a panoramic view of Lyon. The entrance reveals a large and bright living room of 60...

#### At a Glance

**Reference** MFH-EAL3701EL-2

Near to

Bed

Land 0.08 ha Caluire Et Cuire

Pool Yes Price €1,295,000

Hab.Space 153 sqm

Land Tax N/A

### **Property Description**

Located in Caluire, in a small closed and secure housing estate, this contemporary flat-roofed villa of 153 m<sup>2</sup> offers a panoramic view of Lyon. The entrance reveals a large and bright living room of 60 m2. This consists of a high-end kitchen open to the living room and giving direct access through large bay windows to a terrace and a south-west facing swimming pool, fully encouraging outdoor living. The upper level gives way to three beautiful bedrooms with dressing rooms, including a master suite with bathroom. A laundry room, a toilet and a second bathroom complete this floor. The ground floor offers a separate bedroom with bathroom and

toilet. On the exterior side, a pretty garden of 755 m2, a swimming pool, two terraces, an interior courtyard that can accommodate several vehicles and a double garage of 37 m2 complete the whole. Its contemporary architecture, its careful and high-end services and its incredible view make it a unique property in the sector and will delight a family looking for modernity. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between EUR897 and EUR1207

### **Summary**

Property type: House Bedrooms: 4

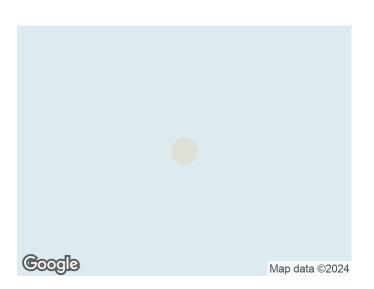
Price €1,295,000

# **Key Information**

Year Built: 2021
Internal Area: 153 sqm
Land Area: 0.08 ha
Swimming Pool? Yes

## **Location: Auvergne-Rhône-Alpes**





# Gallery



















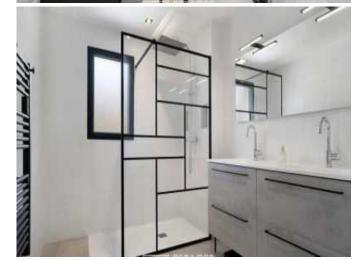




















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#### C. BAUER – Sunday Times

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S. and L. BROWN



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