

[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

Bed 4

Land 0.08 ha

Near to 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 m2 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







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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 our 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

great service
fast transfers

send money abroad 24/7

excellent rates

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