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Architect-designed house with swimming pool and dominant view

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



€1,095,000

inc. of agency fees

4 Beds 1 Baths 185 sqm 0.1 ha

In the town of Saint-Romain-au-Mont d'Or and close to the town center, this magnificent architect-designed house is located on a plot of 1027m² and benefits from a 180° view from the Monts d'Or massifs....

At a Glance

Reference	MFH-EAL5481-3	Near to	Saint Romain Au Mont D Or	Price	€1,095,000
Bed	4	Bath	1	Hab.Space	185 sqm
Land	0.1 ha	Pool	Yes	Land Tax	N/A

Property Description

In the town of Saint-Romain-au-Mont d'Or and close to the town center, this magnificent architect-designed house is located on a plot of 1027m² and benefits from a 180° view from the Monts d'Or massifs. Gold up to the Val de Saône. The living space, with numerous openings to the outside, offers real comfort in a cozy environment. The kitchen, with contemporary lines, faces the lounge area and the dining room. From all

sides, the view of the surrounding hills offers a natural picture which varies with the rhythm of the seasons. The outdoor space is divided into several parts. First of all, a covered terrace extends the living space and opens directly onto the swimming pool. Then, a second open-air terrace completes the perimeter of the swimming pool and allows exposure to the sun. Finally, a flat garden allows children various sporting activities at all times. The architectural reflection takes on its full meaning when it comes to the layout of the sleeping area. Two staircases provide access to the parent's area on one side and the children's corner on the other. The first consists of a bedroom with dressing room, a bathroom and a private toilet; the second has 3 bedrooms with storage space and a bathroom. These two sleeping areas remain connected by a door for the safety and proximity of the little ones. At the main entrance level, a fifth sleeping area is possible or can be used as a TV lounge area, gym or office. This room is supplemented by a bathroom and a sauna. The view of the natural and varied environment, the architectural reflection of the spaces, the high-end services, the swimming pool and the location are the assets of this contemporary house. A double garage with electric charging station. A parking space. A swimming pool Heating pellets "Place Bellecour" 25 minutes by car "Colonges-Fontaines" station 3km ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices of the year 2021: between EUR880 and EUR1220 per year

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,095,000

Key Information

Year Built:	2014
Internal Area:	185 sqm
Land Area:	0.1 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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