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Mansion with swimming pool

Caluire Et Cuire , Rhône , Auvergne-Rhône-Alpes



€1,095,000

inc. of agency fees

5 Beds 1 Baths 240 sqm 0.08 ha

Located in a quiet and residential area, this solid mansion from 1925, renovated and very comfortable, is the ideal family home located on a beautiful plot of 806m2. Built on a basement, it has beautiful...

At a Glance

Reference	MFH-EAL3495EL-1	Near to	Caluire Et Cuire	Price	€1,095,000
Bed	5	Bath	1	Hab.Space	240 sqm
Land	0.08 ha	Pool	No	Land Tax	N/A

Property Description

Located in a quiet and residential area, this solid mansion from 1925, renovated and very comfortable, is the ideal family home located on a beautiful plot of 806m2. Built on a basement, it has beautiful volumes with parquet floors, moldings and earthenware. Immediately upon crossing the 19th century entrance, on one side, the impressive double living room and on the other, an Arrital kitchen with resolutely contemporary lines. On the same level, a real master suite with bathroom and dressing room will have its own access to the garden and a second large bedroom with storage will also benefit from its bathroom. A garage and a storeroom,

laundry room finish this level. Upstairs, three bedrooms share a bathroom and can enjoy a large terrace as well as a clear view of Lyon. Quiet and very bright, the house overlooks a wooded garden as well as a beautiful travertine terrace extended by a masonry swimming pool. Fireplace focus. Basement of 50m², Fiber, mains drainage, heat pump, double glazed windows, school sector: Saint Charles / Ombrosa. ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between EUR1,600 and EUR2,210.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,095,000

Key Information

Year Built:	1925
Internal Area:	240 sqm
Land Area:	0.08 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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