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## Renovated house with contemporary extension with swimming pool and view

Francheville , Rhône , Auvergne-Rhône-Alpes



# €1,990,000

inc. of agency fees

4 Beds   3 Baths   252 sqm   0.13 ha

Located in the town of Francheville on the border of Sainte-Foy-Lès-Lyon and Lyon 5, close to all amenities and just 20 minutes from Bellecour by bus, this 252sqm house is the result of the rehabilitation...

### At a Glance

<b>Reference</b>	MFH-EAL8760	<b>Near to</b>	Francheville	<b>Price</b>	€1,990,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	252 sqm
<b>Land</b>	0.13 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in the town of Francheville on the border of Sainte-Foy-Lès-Lyon and Lyon 5, close to all amenities and just 20 minutes from Bellecour by bus, this 252sqm house is the result of the rehabilitation of a 1950 house with a contemporary extension. Everything takes place on a plot of 1322sqm. If the phrase "inside out" had been invented for a place, this would be it. No wall will stop your gaze from a 180° view. This house

with minimalist lines that resonate with nature. Formed concrete and wood, a contrasting color palette where white is enhanced with solid black, a refined and geometric swimming pool make the house an architectural statement in itself. The entrance is through the existing house with its assertive character, custom storage and contemporary design. On the ground floor it serves a gym, a toilet, a cellar as well as a bedroom with a bathroom. The first floor is dedicated to the sleeping area with three bedrooms, each with a bathroom and dressing room. A terrace enhances the master bedroom and allows an even clearer view. The extension is dedicated to the completely open living room with a fireplace creating a natural junction. A scullery in the continuity of the latter allows additional optimization of space. 3x8m heated swimming pool protected by a roller shutter. Modern, calm and spacious, this beautiful contemporary will delight families looking for tranquility and spacious rooms. Nursery, primary and secondary schools nearby. ENERGY CLASS: A / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between EUR1010 and EUR1450

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€1,990,000

## Key Information

Year Built:	2021
Internal Area:	252 sqm
Land Area:	0.13 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery









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**C. BAUER – Sunday Times**

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