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## 270m2 Villa With Swimming Pool And Breathtaking View

**Sainte Foy Les Lyon , Rhône , Auvergne-Rhône-Alpes**



**€1,590,000**

inc. of agency fees

5 Beds      280 sqm      0.14 ha

Located in a quiet area of St Foy-Lès-Lyon, this 270m2 family home overlooks the entire south of Lyon and offers an idyllic setting. From the entrance, the volumes and different levels project into several...

### At a Glance

|                  |                 |                |                     |                  |            |
|------------------|-----------------|----------------|---------------------|------------------|------------|
| <b>Reference</b> | MFH-EAL4383EL-3 | <b>Near to</b> | Sainte Foy Les Lyon | <b>Price</b>     | €1,590,000 |
| <b>Bed</b>       | 5               | <b>Pool</b>    | No                  | <b>Hab.Space</b> | 280 sqm    |
| <b>Land</b>      | 0.14 ha         |                |                     | <b>Land Tax</b>  | N/A        |

### Property Description

Located in a quiet area of St Foy-Lès-Lyon, this 270m2 family home overlooks the entire south of Lyon and offers an idyllic setting. From the entrance, the volumes and different levels project into several spaces. On one side, the generous living room with fireplace and Beaujolais stone, bathed in light thanks to large openings, gives direct access to the south-facing terrace. The kitchen, the scullery and the magnificent wine

cellar mark the conviviality of the place. On the other hand, a flight of three steps leads to the children's sleeping area which offers three bedrooms with storage; they share a bathroom with marble vanity unit. A large laundry room completes this level. On the upper level is the parental space composed of a hallway hosting an office, in the extension, a large bedroom overlooks the garden, a dressing room and a bathroom complete the level. All the rooms facing this breathtaking view as if each window were a painting. The lower level offers several possibilities: an independent apartment composed of a bathroom, a bedroom and a large room, or even a professional office, a games or projection room. The landscaped exteriors, the swimming pool with marble powder, the pétanque court, the summer kitchen and the terrace give a real setting to this villa. A double garage, a laundry room and a cellar complete this unique property. - Heated swimming pool - Underfloor heating (living room/kitchen) - Alarm - Water softener - Centralized vacuum cleaner ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from prices from January 2021: between EUR1740 and EUR2400  
Condominiums of 2 units

Annual expenses : 500 euros.

Summary

|                |            |
|----------------|------------|
| Property type: | House      |
| Bedrooms:      | 5          |
| Price          | €1,590,000 |

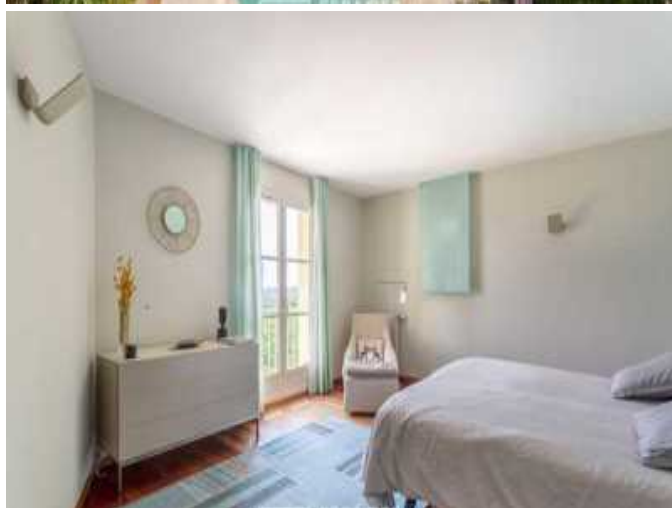
Key Information

|                |         |
|----------------|---------|
| Internal Area: | 280 sqm |
| Land Area:     | 0.14 ha |

Location: Auvergne-Rhône-Alpes



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