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## Quiet architect-designed house in the heart of Point du Jour

Lyon , Rhône , Auvergne-Rhône-Alpes



# €2,250,000

inc. of agency fees

6 Beds    2 Baths    346 sqm    0.2 ha

Located in the 5th arrondissement of Lyon, less than 10 minutes walk from Place Bénédicte Teissier, this magnificent 346m<sup>2</sup> architect-designed house is set in a 2040m<sup>2</sup> wooded garden in absolute calm. A...

### At a Glance

<b>Reference</b>	MFH-EAL4217EL-2	<b>Near to</b>	Lyon	<b>Price</b>	€2,250,000
<b>Bed</b>	6	<b>Bath</b>	2	<b>Hab.Space</b>	346 sqm
<b>Land</b>	0.2 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in the 5th arrondissement of Lyon, less than 10 minutes walk from Place Bénédicte Teissier, this magnificent 346m<sup>2</sup> architect-designed house is set in a 2040m<sup>2</sup> wooded garden in absolute calm. A perfect harmony is drawn between its contemporary style and its quality services. The living rooms coexist in a vast volume, without doors, where circulation is free.

Living room, lounge and kitchen are cradled by generous openings, giving a glimpse of the garden and the swimming pool. Still on the ground floor, the night area consists of two children's bedrooms sharing a bathroom and a master suite with a bathroom and dressing room.

As if suspended, a flight of steps leads to the upper floor. A huge 25m<sup>2</sup> office overlooks the garden. The lower level, also benefiting from independent access, is composed of three bedrooms, an office/dressing room, a games room and the machine room.

A favorite just a few minutes walk from the shops at Point du Jour, this house will delight customers looking for modernity.

Double garage and additional parking spaces. Air / air heat pump: Underfloor heating Bose system Double flow VMC Alarm

ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2023: between EUR1,760 and EUR2,430.

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€2,250,000

## Key Information

Year Built:	2011
Internal Area:	346 sqm
Land Area:	0.2 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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