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Contemporary villa between vineyards and town

Saint Cyr Sur Le Rhone , Rhône , Auvergne-Rhône-Alpes



€950,000

inc. of agency fees

4 Beds 1 Baths 215 sqm 0.22 ha

On the heights of Saint-Cyr on the Rhône, this contemporary villa is located on a plot of 2159 m². The living room benefits from numerous openings to the outside, offering real comfort in a warm environment...

At a Glance

Reference MFH-EAL7355
Bed 4
Land 0.22 ha

Near to Saint Cyr Sur Le Rhone
Bath 1
Pool Yes

Price €950,000
Hab.Space 215 sqm
Land Tax N/A

Property Description

On the heights of Saint-Cyr on the Rhône, this contemporary villa is located on a plot of 2159 m². The living room benefits from numerous openings to the outside, offering real comfort in a warm environment with the presence of a fireplace. The kitchen, with contemporary lines, faces the lounge area and the dining room. On one level, the villa accommodates a master suite consisting of a bedroom with contemporary bathroom as

well as a dressing room. A second bedroom or office is also present. The sleeping area is served by an elegant staircase providing access to the sleeping area consisting of three bedrooms, one of which has a dressing room and lounge area which can be transformed into an additional bedroom. From all sides, the view is either on the terrace extended by the swimming pool or on the surrounding hills. On the storage side, the villa offers a laundry room as well as a utility room, a large double garage of 40m². Geothermal energy with heated and cooling floor allows optimal use of the property throughout the year. The outdoor space is divided into several parts. First of all, a terrace extends the living space and opens directly onto the swimming pool. Then a second covered terrace area with Jacuzzi in front of the master suite. The last space consists of a pool house equipped with a summer kitchen, sheltered so you can enjoy it at any time. The unobstructed view, just 5 minutes from the vineyards, the architectural reflection of the spaces, the high-end services, the swimming pool and the location are the assets of this contemporary villa. ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between EUR1,250 and EUR1,740

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€950,000

Key Information

Internal Area:	215 sqm
Land Area:	0.22 ha
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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