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## Architect-designed house with garden, terraces and spa

Villeurbanne , Rhône , Auvergne-Rhône-Alpes



**€799,000**

inc. of agency fees

3 Beds      152 sqm      0.03 ha

Located in Villeurbanne, near INSA, this 154 sqm triplex architect's house is located on a 270 sqm plot. This contemporary house is hidden away from the hustle and bustle of the city. A pleasant landscaped...

### At a Glance

<b>Reference</b>	MFH-EAL5820-1	<b>Near to</b>	Villeurbanne	<b>Price</b>	€799,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	152 sqm
<b>Land</b>	0.03 ha			<b>Land Tax</b>	N/A

### Property Description

Located in Villeurbanne, near INSA, this 154 sqm triplex architect's house is located on a 270 sqm plot. This contemporary house is hidden away from the hustle and bustle of the city. A pleasant landscaped terrace gives access to the entrance which serves the ground floor. This consists of a kitchen open to a beautiful and spacious living room. An office space and a beautiful library find their place perfectly in this space where the

materials are in perfect harmony. A bathroom with WC completes the ensemble. The many bay windows that mark out this living room give it exceptional brightness. The living room opens onto a peaceful, quiet garden, with a jacuzzi for moments of relaxation. A splendid custom-made concrete staircase adds an undeniable touch of charm to this space and provides access to the two upper levels. The first floor consists of two spacious bedrooms overlooking the garden, a bathroom and a large dressing room (formerly a bedroom). A balcony also has its place. The second floor gives access to the large roof terrace, and includes a space that can be converted into an office or other. Characterized by its unexpected volumes, its unstructured spaces and its exceptional materials, this house was created and designed with taste. The calm, the brightness, the services and the various outdoor spaces are undoubtedly the assets of this town house. A private outdoor parking ENERGY CLASS: B / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2011: between 1030 and 1450 EUR

## Summary

Property type:	House
Bedrooms:	3
Price	€799,000

## Key Information

Internal Area:	152 sqm
Land Area:	0.03 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery







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