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## Townhouse with swimming pool and outbuildings

Lyon , Rhône , Auvergne-Rhône-Alpes



# €1,095,000

inc. of agency fees

4 Beds   1 Baths   210 sqm   0.03 ha

Located between Montchat and Monplaisir, this 210 sqm townhouse sits on a 325 m2 plot and benefits from high-end services. The entrance is into a large 90 sqm living room, bathed in light and open to...

### At a Glance

<b>Reference</b>	MFH-EAL7441-1	<b>Near to</b>	Lyon	<b>Price</b>	€1,095,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	210 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located between Montchat and Monplaisir, this 210 sqm townhouse sits on a 325 m2 plot and benefits from high-end services. The entrance is into a large 90 sqm living room, bathed in light and open to the outside, offering a spacious and friendly living environment. The custom-made kitchen, fully equipped with quality materials, is ideally positioned to allow interaction with the living space while keeping a separate part. On the

night side, this villa offers four bedrooms, including a master, each with its own bathroom or shower room. The master includes a large dressing room, a whirlpool bath, and a shower. The fully finished basement is dedicated to well-being with a gym, a hammam area, a shower and toilets. The exterior includes a heated swimming pool, rare in the area, as well as a large terrace with jacuzzi, not overlooked. A 57 m<sup>2</sup> outbuilding adjoining the villa allows the development of an apartment with independent access on one level. The house also has two private parking spaces, thus offering additional comfort on a daily basis. ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR2,290 and EUR3,110

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,095,000

## Key Information

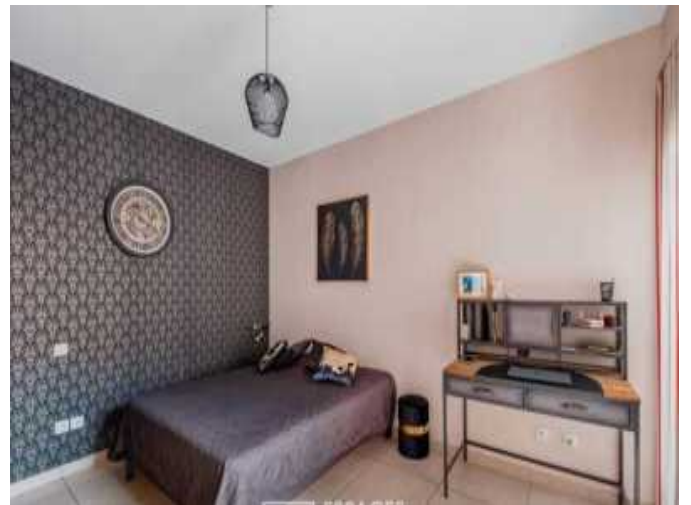
Year Built:	2014
Internal Area:	210 sqm
Land Area:	0.03 ha
Property Features:	
• Balcony: 1	
Swimming Pool?	Yes

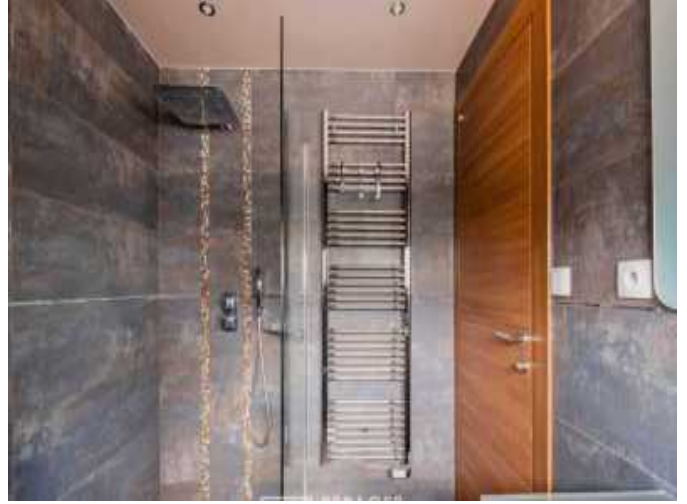
## Location: Auvergne-Rhône-Alpes



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