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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

Reference MFH-EAL7441-1
Bed 4
Land 0.03 ha

Near to Lyon
Bath 1
Pool Yes

Price €1,095,000
Hab.Space 210 sqm
Land Tax 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 m² 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

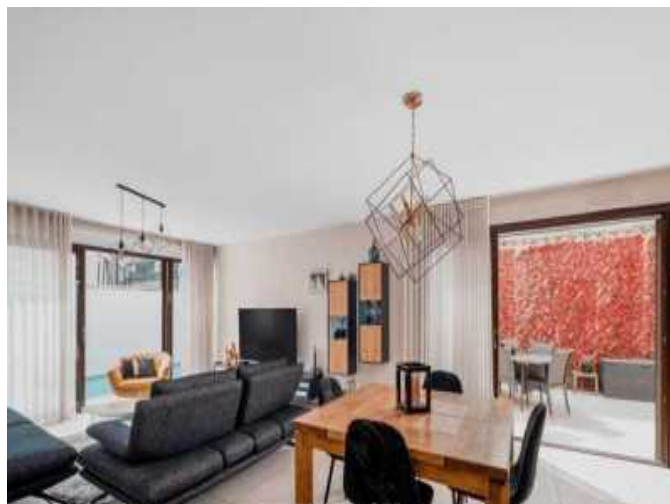
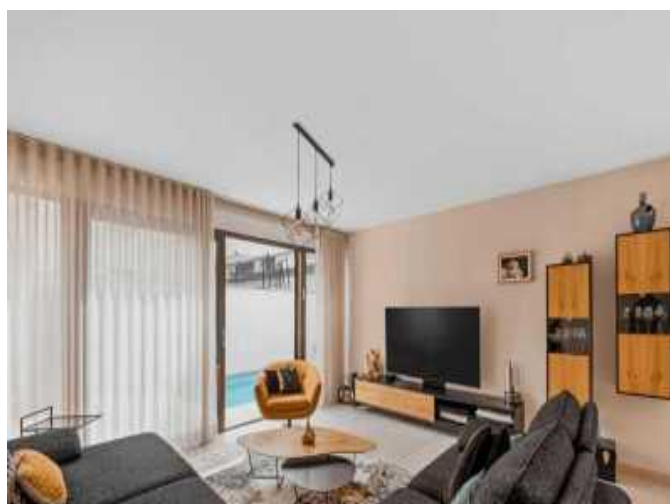
Key Information

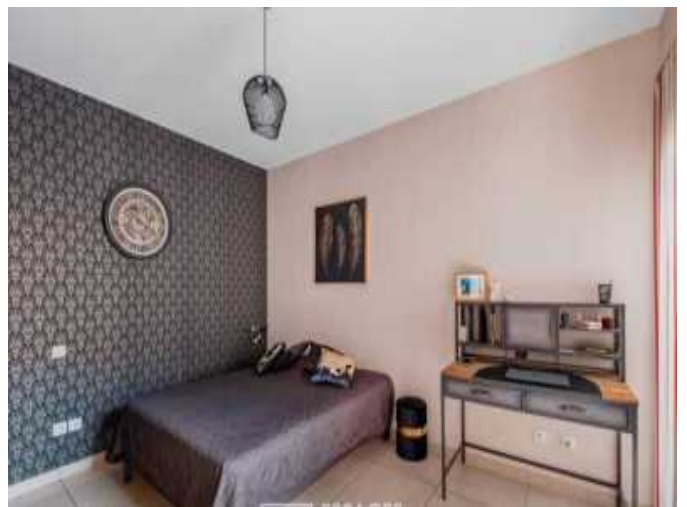
Year Built:	2014
Internal Area:	210 sqm
Land Area:	0.03 ha
Property Features:	
• Balcony: 1	
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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