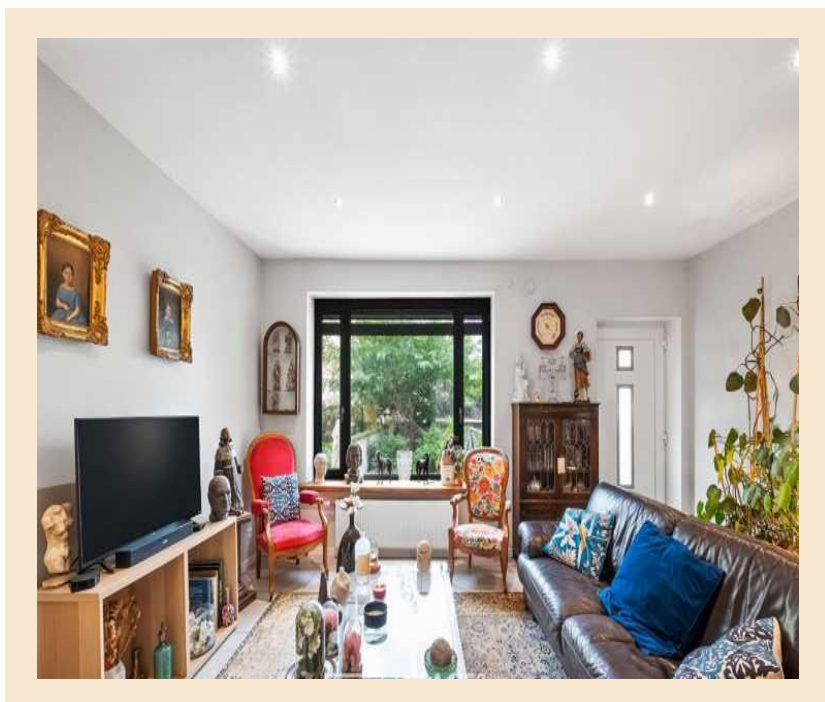


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Charming house

Lyon , Rhône , Auvergne-Rhône-Alpes



€549,000

inc. of agency fees

4 Beds 1 Baths 150 sqm 0.02 ha

In a small street in the Moulin à vent area, ten minutes' walk from the tram and only twenty minutes by bike via a cycle path to Place Bellecour, a 150 m2 house, completely renovated, sits on a 210 m2...

At a Glance

Reference	MFH-EAL8694-3	Near to	Lyon	Price	€549,000
Bed	4	Bath	1	Hab.Space	150 sqm
Land	0.02 ha	Pool	Yes	Land Tax	N/A

Property Description

In a small street in the Moulin à vent area, ten minutes' walk from the tram and only twenty minutes by bike via a cycle path to Place Bellecour, a 150 m2 house, completely renovated, sits on a 210 m2 plot.

The entrance opens onto a large living room with an open kitchen of 50 m2 bathed in light thanks to a through exposure and beautiful openings. The upper floor has two bedrooms, one of which is 20 m2 (possibility of partitioning to have an additional bedroom), the second is a master suite with a bathroom with

shower and bathtub.

A bathroom and toilets complete this level.

The top level, carefully designed, offers a cozy bedroom with storage space, as well as a bathroom. The semi-basement has a bedroom with windows and a laundry room.

The carefully landscaped garden offers several spaces with the terrace around a heated salt water swimming pool as well as a green space, hosting a small pool room and storage.

A recent complete renovation in a charming house, proximity to the city of Lyon as well as a pleasant garden are among the many assets of this house. Public and private schools, colleges and high schools nearby.

Transport side: - C12 connecting Place Bellecour in just 30 minutes via Jean Macé - T6 Beauvisage - Pressensé stop 10 minutes on foot. - Lyon 7 Gerland accessible 10 minutes by bike. Shops: In the immediate vicinity: Bakeries, Superette, tobacconist Grand Parilly: IKEA, Carrefour, Leroy Merlin accessible five minutes by car. Windmill: Super U, Market on Thursday and Friday. DPE: / GES:

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€549,000

Key Information

Year Built:	1920
Internal Area:	150 sqm
Land Area:	0.02 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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C. BAUER – Sunday Times

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