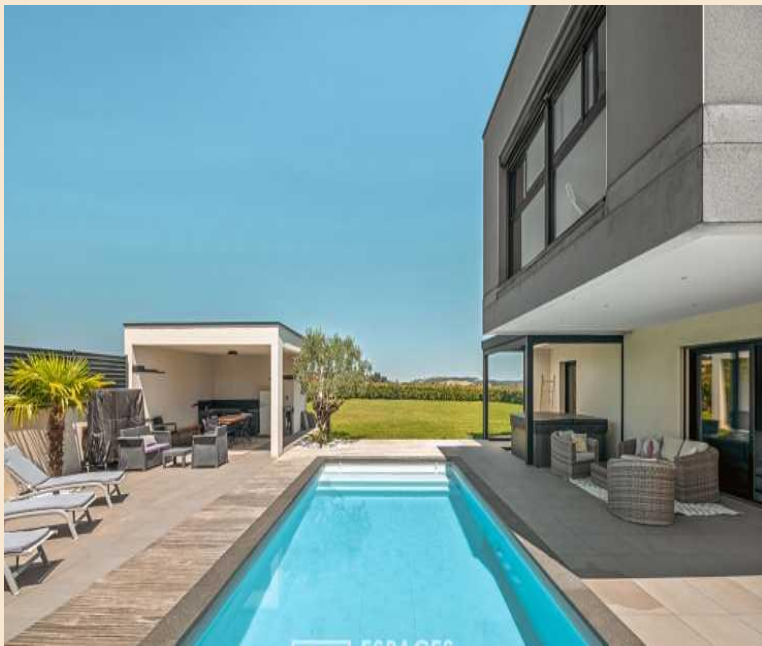


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## Contemporary villa between vineyards and town

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



# €900,000

inc. of agency fees

4 Beds   1 Baths   215 sqm   0.22 ha

On the heights of Saint-Cyr sur le Rhône, this contemporary villa is located on a plot of 2159m<sup>2</sup>. The living room benefits from numerous openings to the outside, offering real comfort in a warm environment...

### At a Glance

<b>Reference</b>	MFH-EAL7355-3	<b>Near to</b>	Saint Cyr Sur Le Rhone	<b>Price</b>	€900,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	215 sqm
<b>Land</b>	0.22 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

On the heights of Saint-Cyr sur le Rhône, this contemporary villa is located on a plot of 2159m<sup>2</sup>. 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 composed of a bedroom with shower room as well as a

dressing room area. It is also possible to fit out a second bedroom or an office. The night area is served by an elegant staircase providing access to the night area composed of three bedrooms, one of which has a dressing room and lounge area that can be transformed into an additional bedroom. From all sides, the view extends either to the terrace extended by the swimming pool or to the surrounding hills. On the storage side, the villa offers a laundry room as well as a back kitchen, a large double garage of 40m<sup>2</sup>. Geothermal energy with underfloor heating and cooling 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 to enjoy 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 from energy prices for the year 2022: between EUR1,250 and EUR1,740

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€900,000

## Key Information

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

## Location: Auvergne-Rhône-Alpes



## Gallery









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