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House renovated by architect on the heights of Saint Didier au Mont d'Or

St Didier Au Mont D Or , Rhône , Auvergne-Rhône-Alpes



€945,000

inc. of agency fees

4 Beds 2 Baths 161 sqm 0.11 ha

Located out of sight, at the end of a discreet dead end on the heights of Saint Didier au Mont d'Or, this house has benefited from the talent of an interior...

At a Glance

Reference	MFH-EAL9367	Near to	St Didier Au Mont D Or	Price	€945,000
Bed	4	Bath	2	Hab.Space	161 sqm
Land	0.11 ha	Pool	Yes	Land Tax	N/A

Property Description

Located out of sight, at the end of a discreet dead end on the heights of Saint Didier au Mont d'Or, this house has benefited from the talent of an interior designer and invites you to privacy and serenity. Set on a plot of 1113 sqm, it stands out for its warm atmosphere. A green setting where the swimming pool, surrounded by a large wooden terrace, becomes a real natural extension of the living room. The entrance leads you directly

into a vast living space bathed in light, where the cathedral ceiling and the central fireplace create a warm and airy atmosphere. The large bay windows open onto the garden and the swimming pool, bringing at all times a feeling of connection with nature. This living space is a real refuge where comfort and space blend together. On the same level, three bright bedrooms on one level offer a soothing resting environment, accompanied by a shower room and an elegant bathroom. Each room has been designed to combine modern comfort and timeless design. A big plus of this house: the 26 sqm mezzanine, partially attic, which can easily be converted into a bedroom, office or creative workshop. This volume, bathed in light, offers a breathtaking view of the living room and the swimming pool, thus adding an additional dimension to this living space. The exterior is not left out. The swimming pool, with its wooden terrace, becomes the heart of the garden, ideal for your moments of relaxation or for summer evenings. The environment, calm and green, invites relaxation. The house blends harmoniously into this natural setting, thus offering a real feeling of escape, while being close to the city. Finally, a large garage completed by converted attic space offers numerous possibilities for storage or additional development. ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR2,200 and EUR3,100

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€945,000

Key Information

Year Built:	1980
Internal Area:	161 sqm
Land Area:	0.11 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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