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Completely renovated Art Deco house at the end of a cul-de-sac - Tassin...

Tassin La Demi Lune , Rhône , Auvergne-Rhône-Alpes

€1,775,000

inc. of agency fees

5 Beds 370 sqm 0.45 ha

Nestled in a green setting of more than 4000 sqm, this superb residence from the 1930s brilliantly combines the charm of Art Deco and the comfort of high-end...



At a Glance

Reference MFH-EAL9598-3
Bed 5
Land 0.45 ha

Near to Tassin La Demi Lune
Pool No

Price €1,775,000
Hab.Space 370 sqm
Land Tax N/A

Property Description

Nestled in a green setting of more than 4000 sqm, this superb residence from the 1930s brilliantly combines the charm of Art Deco and the comfort of high-end renovations. Located in one of the most sought-after areas of the town of Tassin, it offers a rare living environment, just a few steps from schools, future shops and public transport. From the entrance, the atmosphere is striking. A real entrance leads to the living spaces,

offering fluid and harmonious circulation. With a surface area of approximately 320 sqm of living space, spread over three levels of approximately 140 sqm each, the house is distinguished by its generous volumes and omnipresent brightness. The first level, entirely facing the landscaped park, is a refined living space where every detail has been designed for comfort and aesthetics. The elegant and functional kitchen opens onto a vast living room bathed in light, extended by a dining room that can also become an office. A screening room completes this floor, inviting moments of relaxation in complete privacy. A patio, a laundry room and numerous storage spaces complete this level. A majestic Art Deco staircase leads to the sleeping area. The large landing, designed as a real family living space, serves five bedrooms, several bathrooms and numerous optimized spaces. The upper floor, under the roof, still offers magnificent views. Currently fitted out with an elegant billiard room with a vintage feel, this space can accommodate a games room, an office or even a spectacular master suite opening onto an intimate tropézienne, nestled between two roof slopes. Outside, the magic works with a swimming pool inviting relaxation, a discreet garage and confidential access that preserves the privacy of the premises. Out of time, this property is an invitation to the sweetness of life, where every detail has been thought out to combine period aesthetics and contemporary requirements. An exceptional property, rare on the market. Double garage / Parking Patio / cellar BSO / Air conditioning / Underfloor heating Well ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2024: EUR2,040 and EUR2,790.

Summary

Property type:	House
Bedrooms:	5
Price	€1,775,000

Key Information

Year Built:	1927
Internal Area:	370 sqm
Land Area:	0.45 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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