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## Architect's house in the heart of the countryside in Dommartin

**Dommartin** , **Rhône** , **Auvergne-Rhône-Alpes**



# €1,550,000

inc. of agency fees

4 Beds   1 Baths   280 sqm   0.41 ha

Located on a green plot of over 4000 sqm, this superb contemporary house of 280 sqm, with its unique architecture, recalls the elegant lines of a boat....

### At a Glance

|                  |             |                |           |                  |            |
|------------------|-------------|----------------|-----------|------------------|------------|
| <b>Reference</b> | MFH-EAL8236 | <b>Near to</b> | Dommartin | <b>Price</b>     | €1,550,000 |
| <b>Bed</b>       | 4           | <b>Bath</b>    | 1         | <b>Hab.Space</b> | 280 sqm    |
| <b>Land</b>      | 0.41 ha     | <b>Pool</b>    | Yes       | <b>Land Tax</b>  | N/A        |

### Property Description

Located on a green plot of over 4000 sqm, this superb contemporary house of 280 sqm, with its unique architecture, recalls the elegant lines of a boat. Nestled in absolute calm, just a few minutes from the center of the Tour de Salvagny, this property offers an ideal living environment, between peaceful countryside and proximity to the city. As soon as you enter, you will be seduced by the generous volumes and the

omnipresent light that bathes the vast living room. This living room, with multiple exposures, integrates an open and modern kitchen, creating a friendly and warm space. A mezzanine overlooks this central room, offering an additional place to relax, perfect for a games room, with billiards and table football. The sleeping area consists of four suites, each with its dressing room and its own shower room or bathroom. An office space and plenty of storage complete this distribution designed for comfort. A second office or workshop space is located upstairs, above one of the bedrooms, offering multiple layout possibilities. The house opens onto a west-facing terrace, offering an unobstructed view of the surrounding countryside and a swimming pool of over 12 meters. The garden, a veritable green setting, is full of varied species, with a vegetable garden, fruit trees, a barbecue area, and a lava stone pizza oven, for moments of conviviality in the open air. A huge converted basement, with a surface area close to that of the living area, offers multiple cellars, workshops, laundry rooms and garages, allowing several vehicles to be parked. A pool house of over 20 sqm and two carports complete the services of this unique property. This atypical house, ideal for family life, offers calm and privacy, in the heart of nature 30 minutes from Lyon. ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the years 2021, 2022, 2023 (including subscriptions): between EUR1,240 and EUR1,750.

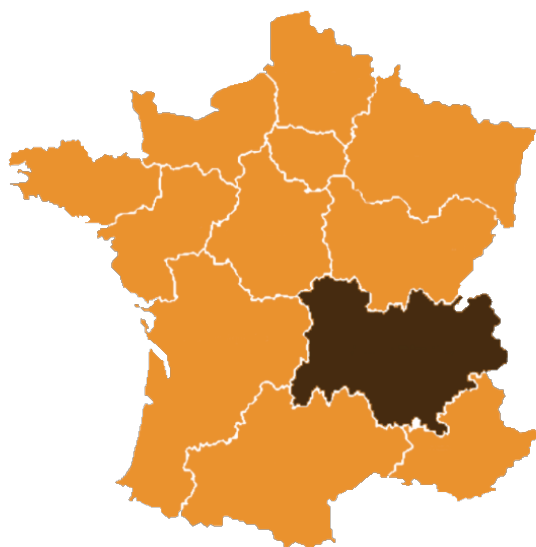
## Summary

|                |            |
|----------------|------------|
| Property type: | House      |
| Bedrooms:      | 4          |
| Bathrooms      | 1          |
| Price          | €1,550,000 |

## Key Information

|                |         |
|----------------|---------|
| Year Built:    | 2007    |
| Internal Area: | 280 sqm |
| Land Area:     | 0.41 ha |
| Has a Garden   | Yes     |
| Swimming Pool? | Yes     |

## Location: Auvergne-Rhône-Alpes



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