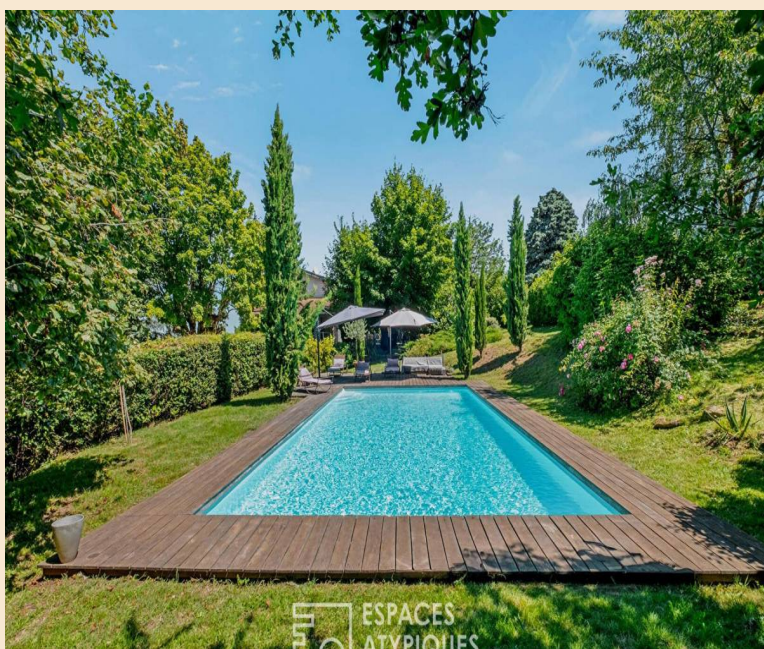


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Character property from 1920 in the heart of a park

Lentilly , Rhône , Auvergne-Rhône-Alpes



€965,000

inc. of agency fees

4 Beds 1 Baths 210 sqm 0.9 ha

Located in Lentilly, 30 minutes from Lyon, this beautiful character and equestrian property is located in the heart of a veritable green setting, hidden...

At a Glance

Reference	MFH-EAL7400-2	Near to	Lentilly	Price	€965,000
Bed	4	Bath	1	Hab.Space	210 sqm
Land	0.9 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in Lentilly, 30 minutes from Lyon, this beautiful character and equestrian property is located in the heart of a veritable green setting, hidden from view. Dating from 1920 and benefiting from more than 200sqm on the main house, it has been tastefully renovated while retaining the character and codes of the old. The first level offers a spacious living room as well as a pleasant semi-open kitchen with an unobstructed

view of the Monts du Lyonnais and the green environment as well as a master suite. Upstairs, the night area has three bedrooms, a bathroom and an office space. On one level from the living room, a large terrace opens onto the surrounding nature as well as a splendid 10 x 15 swimming pool with an ideal exposure. The plot allows the occupation of a part for horses but also of three studios including two independent (30 sqm, 30 sqm and 40sqm) which complete this property. In a perfectly quiet bucolic environment, this favorite property and rare in the sector with multiple possibilities is just waiting for you to continue writing its history. Lentilly train station: Vieux Lyon - Arbresle 10 minutes away College and village amenities 10 minutes away Quick access A89 Garage and numerous parking spaces Large workshop Cellar Storage room ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR2,360 and EUR3,250

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€965,000

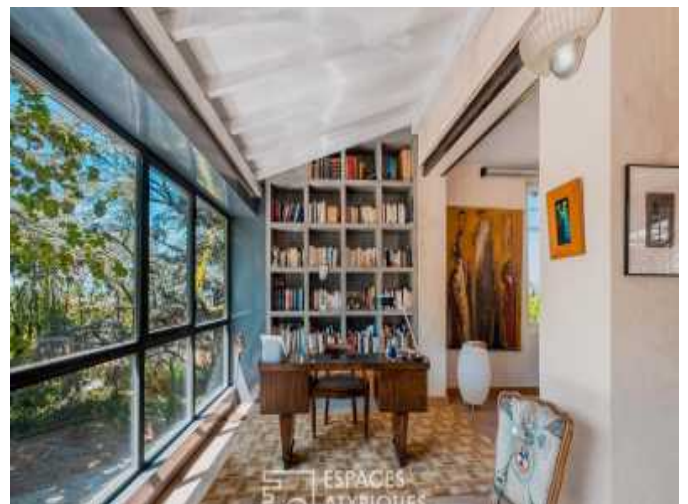
Key Information

Year Built:	1920
Internal Area:	210 sqm
Land Area:	0.9 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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