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## Contemporary renovated house with view in Neyron

**Neyron , Ain , Auvergne-Rhône-Alpes**



**€680,000**

inc. of agency fees

**3 Beds   1 Baths   156 sqm   0.08 ha**

Nestled in lush greenery, perched on the sought-after heights of Neyron, this exceptional 158 sqm house, fully renovated in 2024, embodies the perfect...

### At a Glance

|                  |              |                |        |                  |          |
|------------------|--------------|----------------|--------|------------------|----------|
| <b>Reference</b> | MFH-EAL10626 | <b>Near to</b> | Neyron | <b>Price</b>     | €680,000 |
| <b>Bed</b>       | 3            | <b>Bath</b>    | 1      | <b>Hab.Space</b> | 156 sqm  |
| <b>Land</b>      | 0.08 ha      | <b>Pool</b>    | No     | <b>Land Tax</b>  | N/A      |

### Property Description

Nestled in lush greenery, perched on the sought-after heights of Neyron, this exceptional 158 sqm house, fully renovated in 2024, embodies the perfect blend of modernity and comfort. It boasts breathtaking views. Overlooking Miribel Park and offering unobstructed views of the majestic Alps, this rare property boasts a prime location just minutes from Miribel train station, connecting to Part-Dieu in just ten minutes. Upon

entering, the main level reveals a light-filled living space, enhanced by large bay windows that extend the interior onto a terrace offering a natural connection with the outdoors. The custom-designed open kitchen is equipped with quality materials, including a Dekton countertop, and blends seamlessly into a spacious living room and a sleek dining room. This same level houses a master suite with a shower room with direct access to the terrace, as well as a separate toilet. On the lower level, two comfortable bedrooms extend the exclusive character of the house: one with a shower room, the other with a bathroom. A separate office, a multipurpose space that can be used as a games room or video room, as well as a second toilet complete this level designed for the comfort of the whole family. Outside, the 800 sqm of land offers several atmospheres conducive to relaxation, conviviality or simply contemplating the landscape. A double garage as well as a private parking space add to the functionality of the property. Renovated down to the smallest detail with quality fittings: exterior insulation, heat pump, bathrooms in each bedroom, and omnipresent light. This house seduces with its contemporary elegance and warm atmosphere. A rare property, a true favorite, to discover without delay.

DPE: B / GES: A

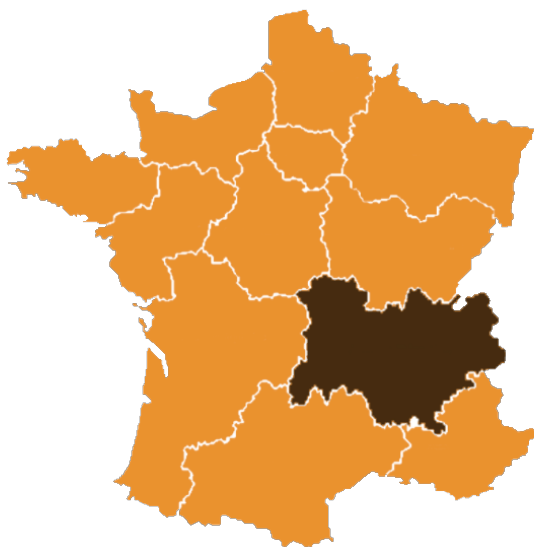
Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 3        |
| Bathrooms      | 1        |
| Price          | €680,000 |

Key Information

|                    |         |
|--------------------|---------|
| Internal Area:     | 156 sqm |
| Land Area:         | 0.08 ha |
| Property Features: |         |
| • Balcony: 1       |         |
| Has a Garden       | Yes     |

Location: Auvergne-Rhône-Alpes



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