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House with swimming pool in the heart of Monchat

Lyon , **Rhône** , **Auvergne-Rhône-Alpes**

€990,000
inc. of agency fees

4 Beds   **1** Baths   **142** sqm

Located in the 3rd arrondissement of Lyon in the Montchat district, this 142m2 house built in 2001 has a south-facing terrace of approximately 80m2 with a swimming pool, in the immediate vicinity of the…

At a Glance

Reference	MFH-EAL4103EL-1	Near to	Lyon	Price	€990,000
Bed	4	Bath	1	Hab.Space	142 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in the 3rd arrondissement of Lyon in the Montchat district, this 142m2 house built in 2001 has a south-facing terrace of approximately 80m2 with a swimming pool, in the immediate vicinity of the Doctor Long course, completely peaceful. The entrance opens onto a cozy living-dining room and a semi-open and equipped kitchen giving access to a pretty, quiet terrace with a swimming pool. A bedroom and a bathroom

complete this first level as well as a laundry room. The beautiful staircase leads to the sleeping area which consists of three beautiful bedrooms including a master suite with shower room and a bathroom. The house has a 21m2 garage. Electric roller shutters Reversible air conditioning Swimming pool Property tax: EUR1,804 The location, charm and garden with swimming pool are the main assets of this rare property. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year: between EUR1,200 and EUR1,600

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€990,000

Key Information

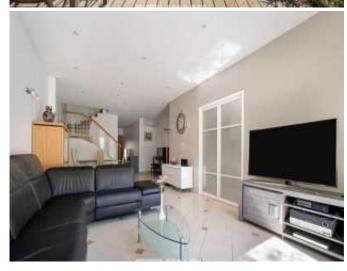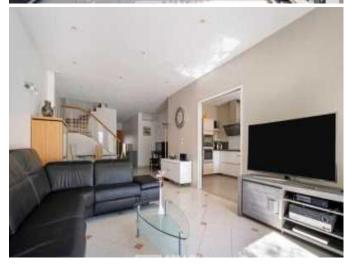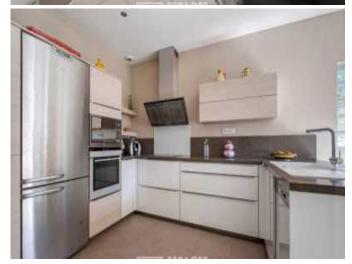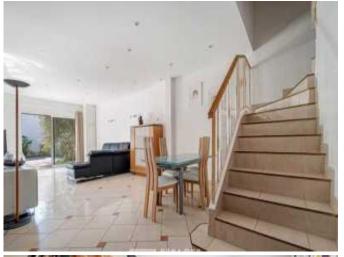|	
Internal Area:	142 sqm
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes

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