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Quiet architect-designed house in the heart of Point du Jour

Lyon , Rhône , Auvergne-Rhône-Alpes



€2,250,000

inc. of agency fees

6 Beds 2 Baths 346 sqm 0.2 ha

Located in the 5th arrondissement of Lyon, less than 10 minutes walk from Place Bénédicte Teissier, this magnificent 346m2 architect-designed house is...

At a Glance

Reference MFH-EAL4217EL-2
Bed 6
Land 0.2 ha

Near to Lyon
Bath 2
Pool Yes

Price €2,250,000
Hab.Space 346 sqm
Land Tax N/A

Property Description

Located in the 5th arrondissement of Lyon, less than 10 minutes walk from Place Bénédicte Teissier, this magnificent 346m2 architect-designed house is set in a 2040m2 wooded garden in absolute calm. A perfect harmony is drawn between its contemporary style and its quality services. The living rooms coexist in a vast volume, without doors, where circulation is free.

Living room, lounge and kitchen are cradled by generous openings, giving a glimpse of the garden and the swimming pool. Still on the ground floor, the night area consists of two children's bedrooms sharing a bathroom and a master suite with a bathroom and dressing room.

As if suspended, a flight of steps leads to the upper floor. A huge 25m² office overlooks the garden. The lower level, also benefiting from independent access, is composed of three bedrooms, an office/dressing room, a games room and the machine room.

A favorite just a few minutes walk from the shops at Point du Jour, this house will delight customers looking for modernity.

Double garage and additional parking spaces. Air / air heat pump: Underfloor heating Bose system Double flow VMC Alarm

ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2023: between EUR1,760 and EUR2,430.

Summary

| | |
|----------------|------------|
| Property type: | House |
| Bedrooms: | 6 |
| Bathrooms | 2 |
| Price | €2,250,000 |

Key Information

| | |
|----------------|---------|
| Year Built: | 2011 |
| Internal Area: | 346 sqm |
| Land Area: | 0.2 ha |
| Has a Garden | Yes |
| Swimming Pool? | Yes |

Location: Auvergne-Rhône-Alpes



Gallery









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