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## Exceptional apartment with view and private garden

Collonges Au Mont D Or , Rhône , Auvergne-Rhône-Alpes



# €1,120,000

inc. of agency fees

4 Beds      218 sqm      0.04 ha

Nestled in the sought-after hills of Collonges-au-Mont-d'Or, this 218 sqm duplex apartment, housed in a characterful building, has undergone a high-end...

### At a Glance

**Reference** MFH-EAL9895-3

**Bed** 4

**Land** 0.04 ha

**Near to** Collonges Au Mont D Or

**Pool** No

**Price** €1,120,000

**Hab.Space** 218 sqm

**Land Tax** N/A

### Property Description

Nestled in the sought-after hills of Collonges-au-Mont-d'Or, this 218 sqm duplex apartment, housed in a characterful building, has undergone a high-end renovation, combining old-world charm with modern comfort. The tone is set from the moment you enter: generous volumes, high-quality materials, and abundant light. The main living space on the first floor is harmoniously arranged around a sumptuous kitchen, opening onto a light-filled dining room set in an elegant veranda with breathtaking views of the Alps. A separate, intimate and welcoming living room completes this reception area. The apartment also offers three beautiful suites, including an air-conditioned master bedroom with a shower room, a bedroom with a balcony and shower room, and a bedroom with a private shower room, each designed to offer comfort and refinement. A garden level with multiple assets The lower level reveals an independent space ideal for entertaining, composed of a guest bedroom with kitchenette and office space, a shower room with WC, a laundry room and a cellar. A double garage in a row completes this level. Rare and sought-after, the private garden of 445 sqm constitutes a true haven of peace. Its ideal exposure, its absolute calm and its beautiful terrace invite you to relax while enjoying a green setting and an unobstructed view. Located in a sought-after residential area, just a few minutes from Lyon, this apartment combines proximity to amenities, serenity and security of a preserved environment. A confidential address for lovers of exceptional places, where prestige, comfort and nature come together in perfect harmony. ENERGY CLASS: D / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between EUR3,790 and EUR5,210 - Condominiums of 4 units (No proceedings in progress).

Annual expenses : 720 euros.

Summary

Property type:	House
Bedrooms:	4
Price	€1,120,000

Key Information

Year Built:	1800
Internal Area:	218 sqm
Land Area:	0.04 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



## Gallery









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**S. and L. BROWN**



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