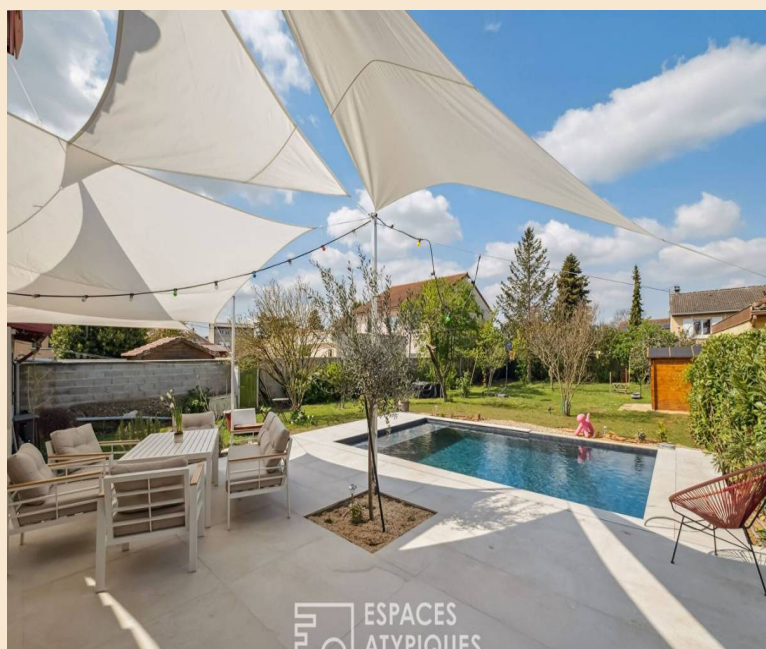


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Charming renovated building with swimming pool

Meyzieu , Rhône , Auvergne-Rhône-Alpes



€800,000

inc. of agency fees

4 Beds 1 Baths 160 sqm 0.1 ha

Behind a charming facade, this building sits on a 980 sqm plot, completely renovated in 2022, tastefully combining noble materials, volumes, and high-end...

At a Glance

Reference	MFH-EAL10537-1	Near to	Meyzieu	Price	€800,000
Bed	4	Bath	1	Hab.Space	160 sqm
Land	0.1 ha	Pool	Yes	Land Tax	N/A

Property Description

Behind a charming facade, this building sits on a 980 sqm plot, completely renovated in 2022, tastefully combining noble materials, volumes, and high-end services. From the entrance, the tone is set: solid parquet flooring, through light, clean lines. The 65 sqm living room bathed in light is the central room of the house, where every detail has been thought out to combine aesthetics and functionality. The semi-open kitchen

through a glass roof and refined with high-end materials, opens directly onto the garden, ideal for receptions. The warm living room faces the kitchen with a view of the contemporary swimming pool extended by the garden. On the night side, a single-storey bedroom completes the ground floor, accompanied by a contemporary shower room with double sinks, toilet, and access to a 30 sqm laundry room / cellar. Upstairs, 3 bedrooms, a bathroom with modern toilet. Please note: the presence of an independent air-conditioned room, with kitchen and bathrooms, which can accommodate a professional activity or become a charming Airbnb, in complete autonomy. A second outbuilding of 22 m2 serviced which can also be transformed into a pool house, second commercial premises or any other desire. Reversible underfloor heating (air/water heat pump), reinforced insulation, electric roller shutters and adjustable sunshade on the living room The T3 tram, accessible in 5 minutes on foot, connects you to La Part-Dieu in 30 minutes. The Grand Large, a true green lung of eastern Lyon, is 7 minutes away by bike, ideal for walks and family time. Nursery, primary, middle and high schools are in the immediate vicinity. Estimated annual energy costs for the home between EUR830 and EUR1,170 per year DPE: B (82) GES: A (2)

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€800,000

Key Information

Internal Area:	160 sqm
Land Area:	0.1 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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