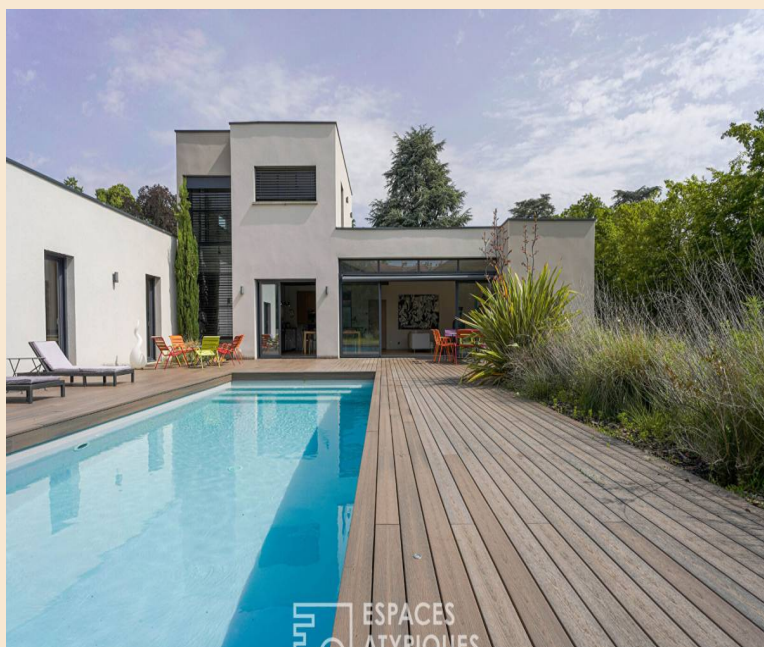


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Quiet architect-designed house in the heart of Point du jour

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 Bénédict Teissier, this magnificent architect-designed house of 346m2...

At a Glance

Reference	MFH-EAL4217EL-4	Near to	Lyon	Price	€2,250,000
Bed	6	Bath	2	Hab.Space	346 sqm
Land	0.2 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in the 5th arrondissement of Lyon, less than 10 minutes walk from Place Bénédicte Teissier, this magnificent architect-designed house of 346m² is located on a tree-lined garden of 2040m² in absolute calm. A perfect harmony emerges between its contemporary style and its quality services. The living rooms coexist in a vast volume, without doors, where circulation is free. Living room, living room and kitchen are cradled by generous openings, giving a glimpse of the garden and the swimming pool. Still on the ground floor, the sleeping 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 made up of three bedrooms, an office/dressing room, a games room and the machine room. Favorite a few minutes walk from the Point du Jour shops, this house will delight customers looking for modernity. Double garage and additional parking. Air/air heat pump: Underfloor heating Bose VMC double flow system Alarm ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices of the year 2023: between EUR1760 and EUR2430.

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



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S. and L. BROWN



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