

[Click to view MFH-EAL10594](#)

## House renovated by an architect with a view of the Monts du Lyonnais

Lyon , Rhône , Auvergne-Rhône-Alpes



**€895,000**

inc. of agency fees

3 Beds      140 sqm      0.14 ha

Nestled in the 5th arrondissement of Lyon, in the immediate vicinity of the West Point International School, this 140 sqm house, entirely renovated by...

### At a Glance

Reference MFH-EAL10594

Near to Lyon

Price €895,000

Bed 3

Pool No

Hab.Space 140 sqm

Land 0.14 ha

Land Tax N/A

### Property Description

Nestled in the 5th arrondissement of Lyon, in the immediate vicinity of the West Point International School, this 140 sqm house, entirely renovated by an architect, seduces with its contemporary character and its green environment.

Located on a wooded plot of 1,376 sqm, it benefits from an unobstructed view of the Monts du Lyonnais, an intimate landscaped garden and a vast terrace with a spa. The entrance opens onto a functional hall with a dressing room and integrated storage, leading to a first separate toilet. The living space, bathed in light thanks to a beautiful high ceiling and large openings, is organized around a dining room with a library, extended by a living room with a fireplace, cathedral ceiling and exposed beams, as well as a semi-open kitchen with clean lines.

The sleeping area includes three bedrooms, including a master suite with bathroom, a separate shower room and a second toilet. A huge basement, still unexploited, offers numerous possibilities for additional development, as well as the potential for extension on the land. A rare property, dual-aspect and bright, where every detail has been thought out to combine comfort, elegance and nature. Unique in its architecture, its warm atmosphere and its dominant views, this house constitutes a truly privileged interlude just a few minutes from the center of Lyon.

- A garage with laundry room of 34 sqm
- Photovoltaic panels
- Air conditioning

ENERGY CLASS: D / CLIMATE CLASS: B "Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR2,270 and EUR3,150 (subscription included)

Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 3        |
| Price          | €895,000 |

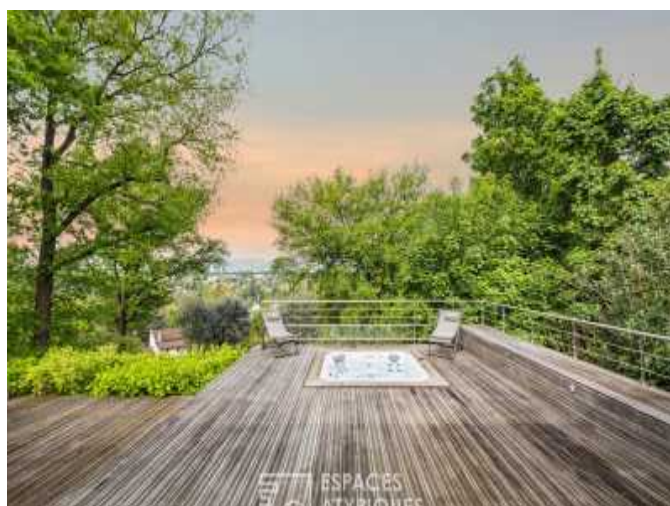
Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1978    |
| Internal Area: | 140 sqm |
| Land Area:     | 0.14 ha |
| Has a Garden   | Yes     |

Location: Auvergne-Rhône-Alpes



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved