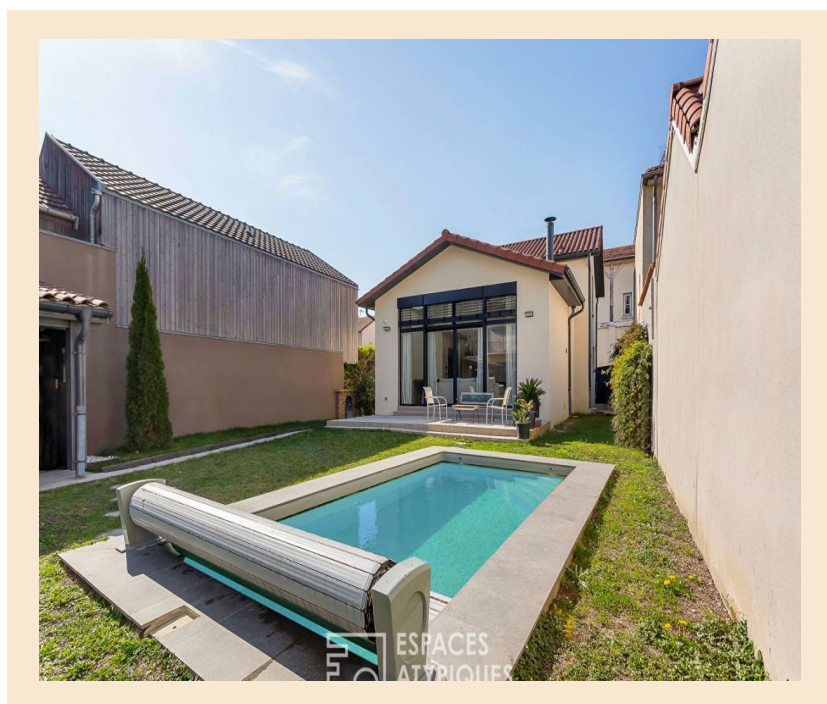


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## Contemporary house with garden and swimming pool

Villeurbanne , Rhône , Auvergne-Rhône-Alpes



**€730,000**

inc. of agency fees

3 Beds      140 sqm      0.05 ha

In the heart of Villeurbanne, in a peaceful cul-de-sac, sheltered from the hustle and bustle of the city and a stone's throw from the Cusset metro station,...

### At a Glance

**Reference** MFH-EAL10035-1

**Bed** 3

**Land** 0.05 ha

**Near to** Villeurbanne

**Pool** Yes

**Price** €730,000

**Hab.Space** 140 sqm

**Land Tax** N/A

### Property Description

In the heart of Villeurbanne, in a peaceful cul-de-sac, sheltered from the hustle and bustle of the city and a stone's throw from the Cusset metro station, this contemporary house of 140sqm (184sqm on the ground) sits on a plot of 484sqm. It offers a pleasant living environment, combining character and modernity. Spread over two levels, it offers generous volumes and quality fittings, all enhanced by a beautiful garden with a swimming pool. Upon entering, the ground floor reveals a living room enhanced by a 4.5m high cathedral ceiling and herringbone parquet flooring that reinforces the warm character of the room. The fireplace adds a touch of authenticity, while the large openings let in beautiful natural light. A separate, high-end, modern and functional kitchen opens onto a terrace ideal for outdoor dining. A master suite with a dressing room and private bathroom completes this level, offering an intimate and comfortable space. A toilet is added to this layout. The upper floor houses two large bedrooms with parquet flooring, one of which has a dressing room and private access to a terrace. A shower room and a toilet complete this sleeping area. Taking place in the basement of this astonishing renovation, a storeroom and a space converted into a studio. Characterized by its unexpected volumes, its unstructured spaces and its exceptional materials, this house was created and designed with taste. The various outdoor spaces and the modernity of the place are the undeniable assets of this family refuge. A rare property, where charm and comfort meet with elegance. - Closed fireplace - Air conditioning - BSO electric Venetian blinds in the living room - Armored entrance door - Electric gate - Pool house

ENERGY CLASS: C / CLIMATE CLASS: C

### Summary

Property type:	House
Bedrooms:	3
Price	€730,000

### Key Information

Internal Area:	140 sqm
Land Area:	0.05 ha
Has a Garden	Yes
Swimming Pool?	Yes

### Location: Auvergne-Rhône-Alpes



## Gallery





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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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