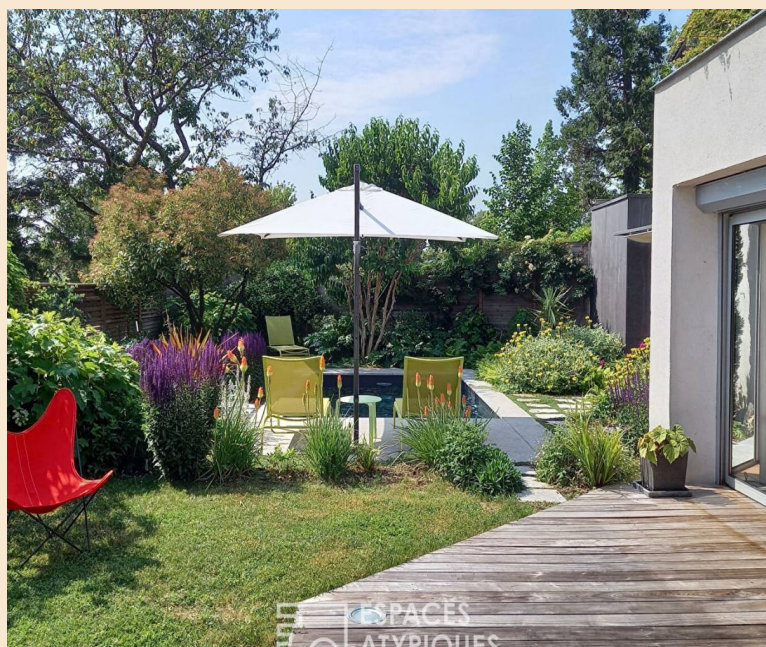


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## Seventies-style flat-roofed house with swimming pool in Saint-Rambert-le-Haut

Lyon , Rhône , Auvergne-Rhône-Alpes



€960,000

inc. of agency fees

4 Beds 1 Baths 184 sqm 0.04 ha

Nestled in the heart of the Saint-Rambert-le-Haut district, bordering Saint-Cyr au Mont d'Or and hidden from view, this architect-designed house built...

### At a Glance

Reference MFH-EAL10341-1

Near to Lyon

Price €960,000

Bed 4

Bath 1

Hab.Space 184 sqm

Land 0.04 ha

Pool Yes

Land Tax N/A

### Property Description

Nestled in the heart of the Saint-Rambert-le-Haut district, bordering Saint-Cyr au Mont d'Or and hidden from view, this architect-designed house built in 1990 offers 184 sqm of living space (194 sqm usable space) on a landscaped plot of 441 sqm.

The interior layout is structured around bright living spaces, open to the exterior. From the entrance, a cloakroom and toilet precede a separate kitchen, adjoining a pantry and laundry room. The double living room, bathed in light thanks to large bay windows, benefits from a fireplace that structures the space. The neighboring dining room extends this warm reception area.

The master suite, on the garden level, seduces with its solid wood parquet flooring, its custom-made dressing room and its private bathroom. Upstairs, two comfortable bedrooms share a bathroom and separate toilet. An office space can easily be converted into a fourth bedroom if needed. The carefully landscaped garden offers a serene and green living environment. The wooden terrace, ideal for summer meals, harmoniously extends the living areas. The counter-current swimming pool and the spa complete this relaxation space. All this is completed by a double garage, a cellar and a workshop in the basement. In a quiet location, close to schools, shops and transport, this house with contemporary lines, generous volumes and quality fittings mark a rare property. A unique property designed for a fluid and harmonious indoor-outdoor life. - Air conditioning - Automatic watering - Alarm

ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR2,210 and EUR3,020.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€960,000

Key Information

Year Built:	1990
Internal Area:	184 sqm
Land Area:	0.04 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes





## Gallery









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

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**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**



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