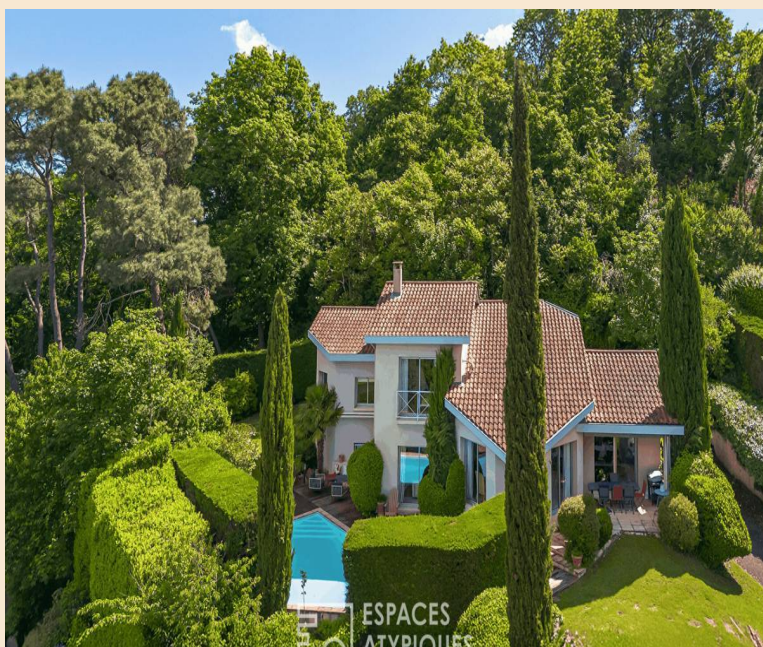


[Click to view MFH-EAL11181](#)

## Architect-designed house with breathtaking views of the Monts du Lyonnais

**Lyon , Rhône , Auvergne-Rhône-Alpes**



**€1,160,000**

**inc. of agency fees**

**5 Beds   1 Baths   180 sqm   0.12 ha**

Hidden from view and nestled in the heart of a green setting, this 180 sqm family home is located in the 5th arrondissement of Lyon, on a wooded plot...

### At a Glance

**Reference** MFH-EAL11181

**Bed** 5

**Land** 0.12 ha

**Near to** Lyon

**Bath** 1

**Pool** Yes

**Price** €1,160,000

**Hab.Space** 180 sqm

**Land Tax** N/A

### Property Description

Hidden from view and nestled in the heart of a green setting, this 180 sqm family home is located in the 5th arrondissement of Lyon, on a wooded plot of 1,183 sqm. Built in 1990 by an architect, this attractive property benefits from an ideal southwest exposure and opens generously to the exterior with its intimate swimming pool, its wooden terrace and its unobstructed views of the Monts du Lyonnais. The entrance of the house first leads to a cloakroom with cupboard, a separate toilet, a large dining room, then a cozy living room with a fireplace, the true heart of the house. The spacious and bright kitchen, 25 sqm and opens directly onto a terrace ideal for outdoor dining. The sleeping area consists of three comfortable bedrooms, an office, a bathroom and a functional laundry room. On a split-level, a master suite with bathroom, shower, and balcony offers breathtaking views of the garden and pool, giving this space a peaceful and intimate atmosphere. The meticulously landscaped exteriors are enveloped in lush vegetation, preserving the privacy of each space. The swimming pool, bordered by a wooden deck, is a true place of relaxation in all seasons. An 80 sqm basement houses a large garage and a cellar. The Alaï train station is easily accessible, as are local schools and shops, reinforcing the quality of life in this sought-after area. Its calm and preserved environment, with no overlooked views, makes it a rare property on the Lyon market. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, 2022, 2023: between EUR2,020 and EUR2,800.

Condominiums of 7 units (No proceedings in progress).

Annual expenses : 200 euros.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,160,000

Key Information

Year Built:	1990
Internal Area:	180 sqm
Land Area:	0.12 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



## Gallery













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

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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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