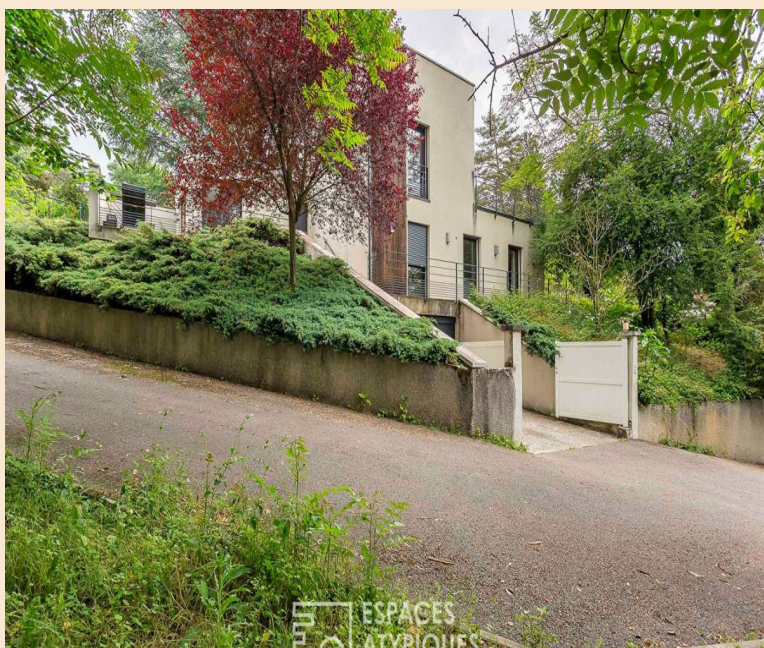


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## Contemporary house in Point du Jour

Lyon , Rhône , Auvergne-Rhône-Alpes



**€725,000**

inc. of agency fees

3 Beds 1 Baths 120 sqm 0.05 ha

Located in the popular 5th arrondissement of Lyon, this contemporary house, built in 2010, offers 120 sqm spread over four levels and offers a unique...

### At a Glance

**Reference** MFH-EAL11208

**Near to** Lyon

**Price** €725,000

**Bed** 3

**Bath** 1

**Hab.Space** 120 sqm

**Land** 0.05 ha

**Pool** No

**Land Tax** N/A

### Property Description

Located in the popular 5th arrondissement of Lyon, this contemporary house, built in 2010, offers 120 sqm spread over four levels and offers a unique living environment, combining modernity, space, and character. Built on a wooded plot, this property offers remarkable development potential, including the possibility of creating a fourth bedroom or a relaxation area as desired. Its elegant architecture, sunny terraces, and green roof give this property a high-end character, ideal for a family seeking a bright interior and a privileged environment. The interior spaces are revealed through a fluid and functional layout. The middle level, with a light-filled entrance, houses a fully equipped modern kitchen, installed a year ago, and a dining room opening directly onto a first terrace, perfect for enjoying the sunny days. A laundry room equipped with a heat pump, a practical dressing room, and a separate toilet complete this floor. The living room, located on the upper level, benefits from an airy space with access to a second terrace, offering unobstructed views and an ideal space for entertaining or relaxing. The lower level, quiet, houses three bedrooms with storage space, a bathroom with a shower and bathtub. The last platform, at the top, offers a room to rethink as a fourth bedroom, games room or relaxation area, leaving room for all development possibilities. The exteriors play an essential role in the charm of this house. Two sunny terraces invite conviviality, while the wooded garden offers a soothing green space. A secure garage and a garden shed complete this modern ensemble. The immediate environment is also very attractive: schools, shops and transport are easily accessible, allowing to fully enjoy city life while benefiting from a calm and green residential setting. This property stands out for its character, its generous volumes and its development potential. Its contemporary architecture, terraces and green roof make it a rare property, ideal for those looking for a place to live, combining modernity and harmony with nature. A real favorite for a high-end residence in Lyon. ENERGY CLASS: B - CLIMATE CLASS: A

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€725,000

Key Information

Year Built:	2010
Internal Area:	120 sqm
Land Area:	0.05 ha
Has a Garden	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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