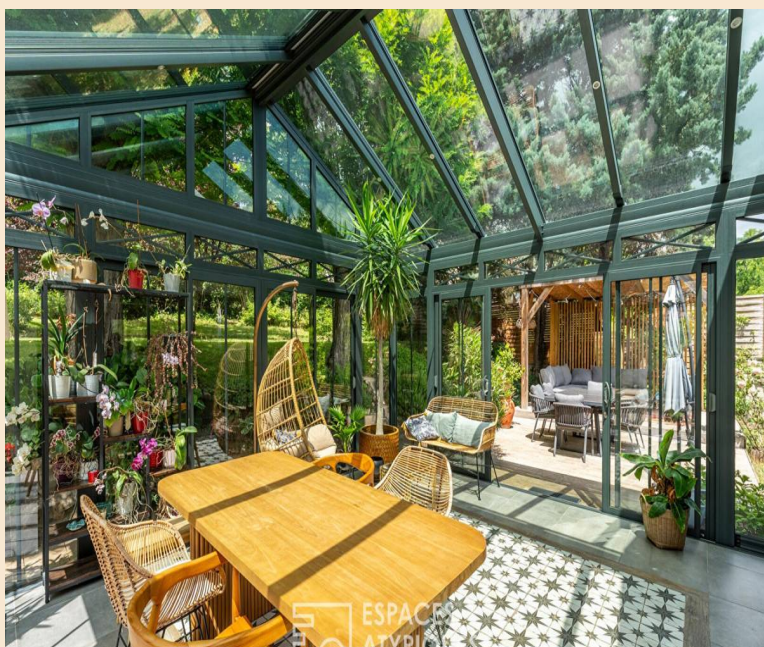


[Click to view MFH-EAL11301](#)

Renovated 1950s house with contemporary extension and view

Lyon , Rhône , Auvergne-Rhône-Alpes



€975,000

inc. of agency fees

4 Beds 2 Baths 175 sqm 0.1 ha

Nestled in absolute calm, at the end of a leafy cul-de-sac in Saint Rambert, this unique property perfectly combines old-world charm and contemporary...

At a Glance

Reference MFH-EAL11301

Bed 4

Land 0.1 ha

Near to Lyon

Bath 2

Pool No

Price €975,000

Hab.Space 175 sqm

Land Tax N/A

Property Description

Nestled in absolute calm, at the end of a leafy cul-de-sac in Saint Rambert, this unique property perfectly combines old-world charm and contemporary comfort. A true haven of peace with a village atmosphere, this area of the 9th arrondissement seduces with its immediate proximity to nature (Ile Barbe, Saône quays, Monts d'Or) while remaining in Lyon and connected to the city center. Built in the 1950s, this house offers 175 sqm of living space, in the heart of a magnificent 993 sqm wooded plot, a true landscaped setting with multiple atmospheres: sunny terraces, shaded corners, relaxation or play areas, everyone will find their space. From the entrance, the quality materials and subtle renovation testify to a strong taste for authenticity and comfort. The living room, bathed in light, is extended by a full-height glass roof that becomes a cocoon in winter and a natural extension of the garden in fine weather. The semi-open kitchen, functional and elegant, naturally takes its place at the center of this convivial space. Continuing on the upper floor, a charming landing that can accommodate an office area gives access to the corridor which distributes two bedrooms with built-in wardrobes, as well as a large family bathroom with a double sink, shower and bathtub. The ground floor offers complete privacy to the parents with an elegant master suite composed of its dressing room and its shower room. A second bedroom with flexible use: gym, cinema or guest room, according to the desires completes this level. In terms of comfort: air conditioning, optimized storage, automatic watering, closed garage equipped with an electric vehicle charging station, and the possibility of parking several vehicles in front of the house. A property as rare as it is elegant, with no work required, combining neighborhood life, nature and privacy, ideal for families looking for a confidential lifestyle... without compromising on accessibility. DPE in progress

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€975,000

Key Information

Year Built:	1950
Internal Area:	175 sqm
Land Area:	0.1 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



Gallery









As Featured in



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