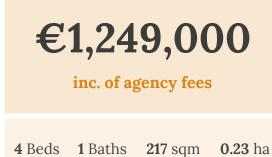


# Old house with swimming pool and breathtaking view

# Saint Didier Au Mont D Or, Rhône, Auvergne-Rhône-Alpes





In Saint-Didier-au-Mont-d'Or, in the heart of a preserved residential environment, this charming, fully renovated house with a swimming pool, dating from...

### At a Glance

| MFH-EAL11350-1 |
|----------------|
| 4              |
| 0.23 ha        |
|                |

| Near to | Saint Didier Au<br>Mont D Or |
|---------|------------------------------|
| Bath    | 1                            |
| Pool    | Yes                          |

**Price** €1,249,000

Hab.Space 217 sqm

Land Tax N/A

#### **Property Description**

In Saint-Didier-au-Mont-d'Or, in the heart of a preserved residential environment, this charming, fully renovated house with a swimming pool, dating from 1875, offers 214 sqm of living space on a landscaped plot of 2,300 sqm.

The main level is organized around a bright living room with beautiful volumes, highlighting the period architectural elements. A separate, fully equipped kitchen completes this level.

Upstairs, two bedrooms share a shower room, while the master bedroom features a private bathroom and a custom-made dressing room. A guest bedroom and a second summer kitchen, with direct access to the terrace and garden, enhance the functionality of the house, both on a daily basis and during the summer.

Outside, the landscaping reveals a rare living environment. The heated lap pool (3mx15m), perfectly integrated into the environment, is a major asset. It extends the architectural lines of the house and invites you to relax in a resolutely intimate atmosphere.

The terrace, facing due west, benefits from optimal sunshine throughout the day and offers a panoramic view of the surrounding nature.

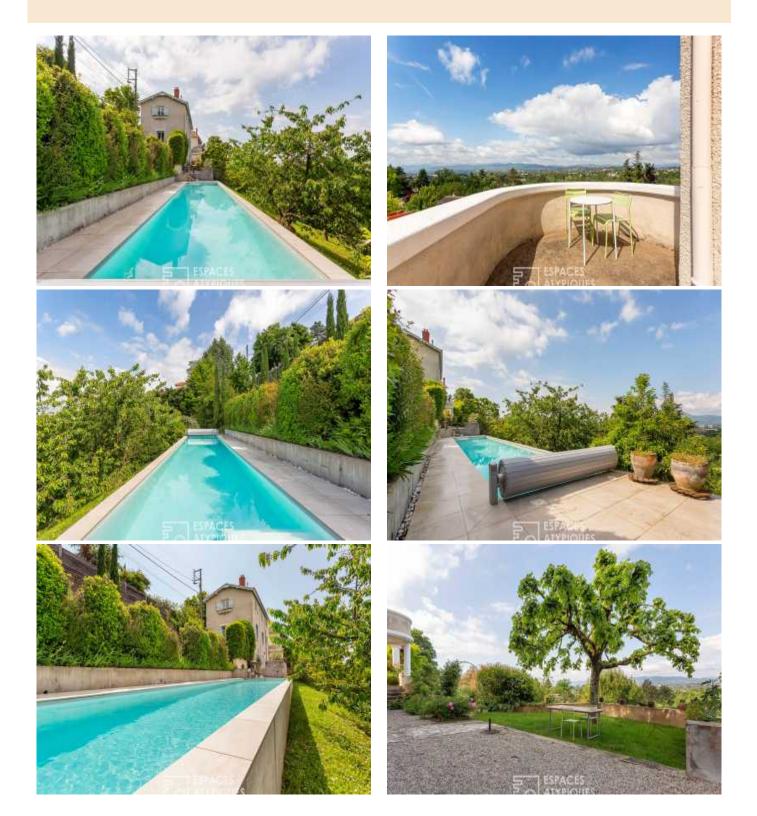
ENERGY CLASS: D / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR2,990 and EUR4,080 (subscription included)

| Summary        |            | Key Information |         |
|----------------|------------|-----------------|---------|
| Property type: | House      | Year Built:     | 1875    |
| Bedrooms:      | 4          | Internal Area:  | 217 sqm |
| Bathrooms      | 1          | Land Area:      | 0.23 ha |
| Price          | €1,249,000 | Has a Garden    | Yes     |
|                |            | Swimming Pool?  | Yes     |

# Location: Auvergne-Rhône-Alpes



## Gallery















THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Hail YORKSHIRE POST FRENCH

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C. BAUER - Sunday Times

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#### S. and L. BROWN



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