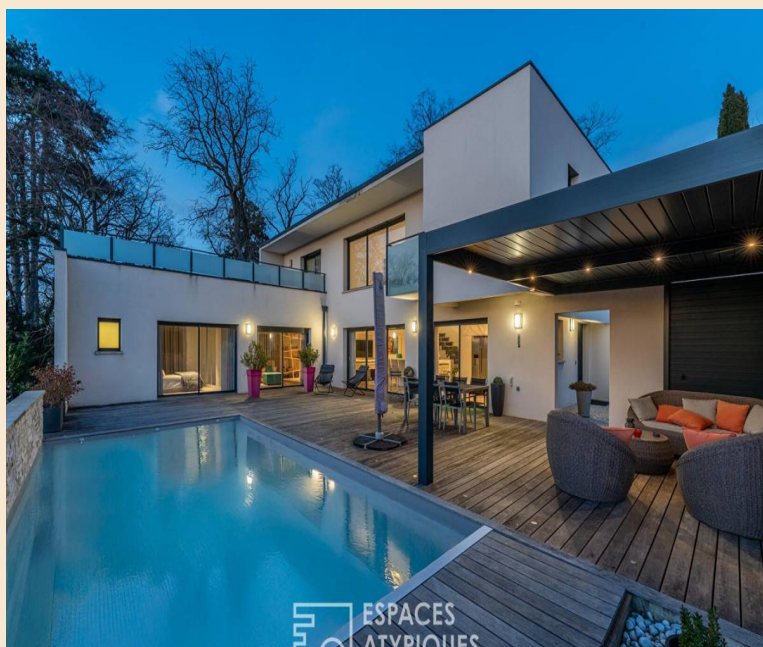


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Contemporary house with swimming pool and view of the Monts du Lyonnais

Limonest , **Rhône** , **Auvergne-Rhône-Alpes**



€1,250,000

inc. of agency fees

5 Beds 2 Baths 300 sqm 0.1 ha

Nestled in the heart of the prestigious town of Limonest, this contemporary villa of approximately 300 sqm offers a privileged living environment, combining...

At a Glance

Reference MFH-EAL9585-1

Bed 5

Land 0.1 ha

Near to Limonest

Bath 2

Pool Yes

Price €1,250,000

Hab.Space 300 sqm

Land Tax N/A

Property Description

Nestled in the heart of the prestigious town of Limonest, this contemporary villa of approximately 300 sqm offers a privileged living environment, combining modernity and comfort. Built on a landscaped plot of 1,020 sqm, it benefits from a breathtaking view of the sunset and the Monts du Lyonnais.

From the entrance, you will be seduced by the generous volumes and the omnipresent light, enhanced by large bay windows adorning the facades. The ground floor opens onto a vast living area composed of a lounge, a dining room, and a fully equipped open-plan kitchen. This space extends harmoniously towards a wooden terrace with a heated swimming pool, ideal for relaxing moments outdoors. The ground floor also includes a spacious master suite with a dressing room and shower room, a laundry room, and a very large garage.

Upstairs, the sleeping area consists of four spacious bedrooms, two of which have access to large terraces offering breathtaking views. These bedrooms share an elegant bathroom.

The landscaped garden, a veritable green setting, is home to a swimming pool perfectly integrated into the environment. A bioclimatic pergola completes this outdoor space dedicated to relaxation and leisure.

Ideally located in the immediate vicinity of amenities and renowned schools, this villa represents a rare opportunity in the Limonest area.

ENERGY CLASS: D / CLIMATE CLASS: D

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€1,250,000

Key Information

Internal Area:	300 sqm
Land Area:	0.1 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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C. BAUER – Sunday Times

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S. and L. BROWN



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