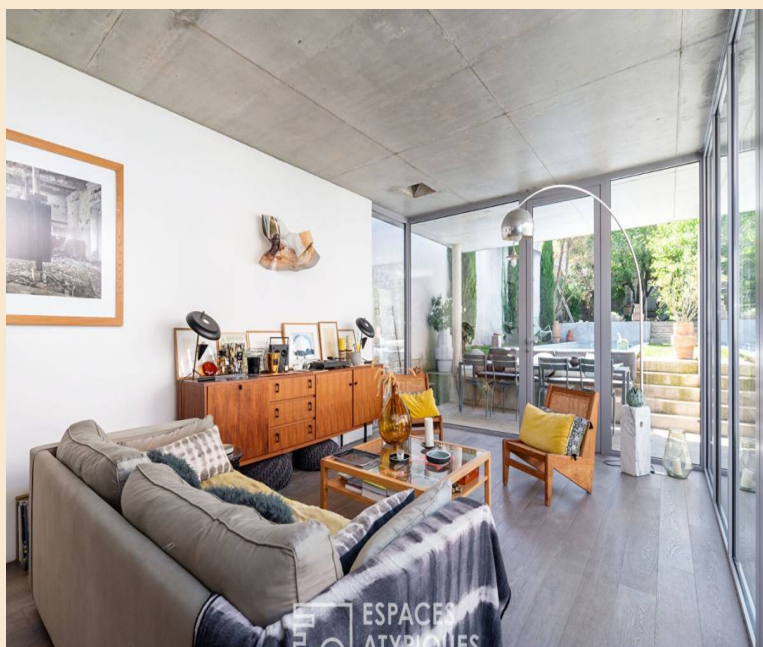


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In the Hypercentre, architect-designed house with garden and swimming...

Sainte Foy Les Lyon , Rhône , Auvergne-Rhône-Alpes



€1,195,000

inc. of agency fees

4 Beds 203 sqm 0.02 ha

Nestled in the sought-after hypercenter of Sainte-Foy, a stone's throw from all amenities and just minutes from Lyon, this approximately 200sqm townhouse...

At a Glance

Reference MFH-EAL10630-2

Bed 4

Land 0.02 ha

Near to Sainte Foy Les Lyon

Pool Yes

Price €1,195,000

Hab.Space 203 sqm

Land Tax N/A

Property Description

Nestled in the sought-after hypercenter of Sainte-Foy, a stone's throw from all amenities and just minutes from Lyon, this approximately 200sqm townhouse has undergone a complete and meticulous renovation by an architect. Behind a discreet facade hides a true haven of light and design. From the entrance, the charm works: the living room, designed as a contemporary extension, generously opens to the exterior thanks to large openings that bathe the space in natural light at all hours of the day. The raw and graphic concrete formwork ceiling gives the whole a resolutely modern and elegant signature. The separate kitchen with dining area adheres to the same high standards of quality and aesthetics. Designed with practicality and functionality in mind, the house offers a distinct sleeping area. Comprised of a master suite with bathroom, as well as two spacious bedrooms with shower rooms. A pleasant reading room, TV, games room completes this level according to your desires. Also, on the ground floor is a fourth independent bedroom with shower room, to meet everyone's needs. Outside, the garden extends the experience: a terrace area for sunny days, and a sublime swimming lane pool invite you to relax, in absolute calm. A laundry room as well as a garage complete this property, ideal for storage, bicycles and two-wheelers. A unique, rare and sought-after property, combining exceptional location and high-end services. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR910 and EUR1300

Summary

Property type:	House
Bedrooms:	4
Price	€1,195,000

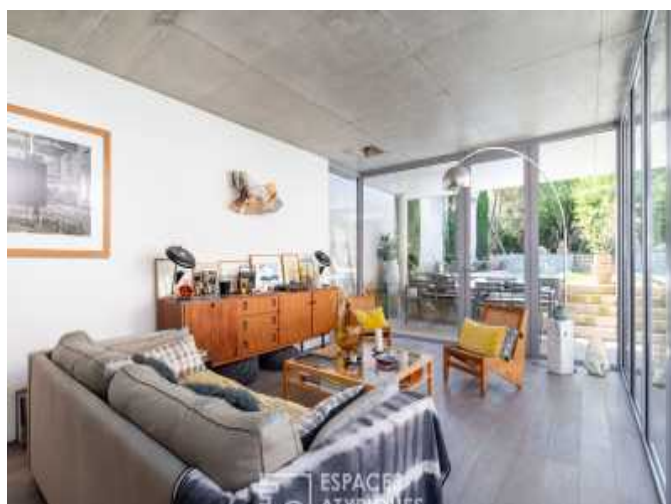
Key Information

Internal Area:	203 sqm
Land Area:	0.02 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



Gallery







As Featured in

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C. BAUER – Sunday Times

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S. and L. BROWN



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