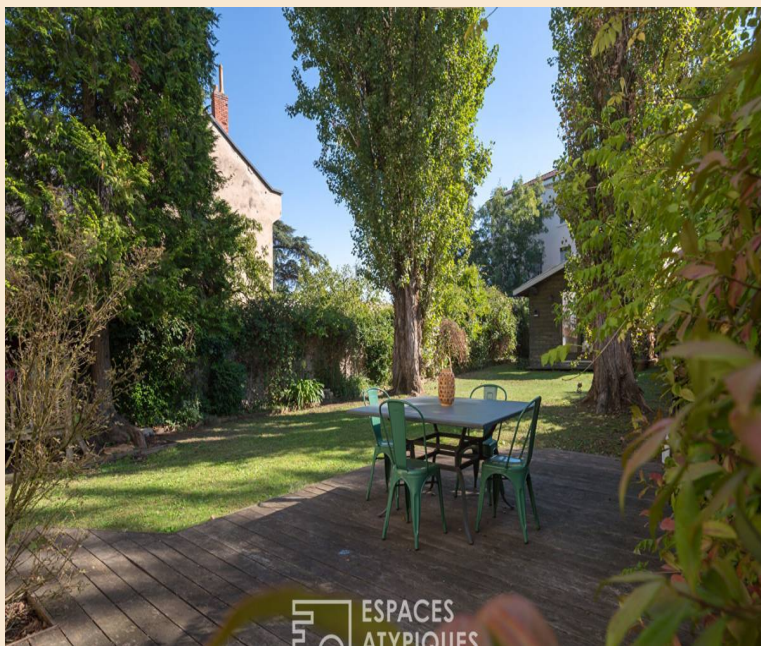


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## Bourgeois House in Montchat

Lyon , Rhône , Auvergne-Rhône-Alpes



# €1,490,000

inc. of agency fees

4 Beds 1 Baths 309 sqm 0.05 ha

Located in one of Lyon's most sought-after neighborhoods, just steps from Parc Chambovet and hospitals, this 1930s bourgeois house exudes all its charm...

### At a Glance

**Reference** MFH-EAL11256-1

**Near to** Lyon

**Price** €1,490,000

**Bed** 4

**Bath** 1

**Hab.Space** 309 sqm

**Land** 0.05 ha

**Pool** No

**Land Tax** N/A

### Property Description

Located in one of Lyon's most sought-after neighborhoods, just steps from Parc Chambovet and hospitals, this 1930s bourgeois house exudes all its charm in a peaceful, green residential setting. Built on a 500 sqm plot, this 309 sqm residence, spread over four levels, has undergone a complete renovation, combining the authenticity of the old with modern comfort. From the entrance, the tone is set: oak parquet flooring, high ceilings, moldings. Every detail evokes the elegance of a family home where life is good. The ground floor houses two offices perfect for teleworking/liberal profession, a functional laundry room and a workshop space with direct access to the wooded garden. On the main floor, life is organized around a family kitchen opening onto a bright living-dining room, extended by a terrace, ideal for sunny lunches. The second floor houses two children's bedrooms, a bathroom, and a master suite with a dressing room and private shower room. The top level, under the roof, offers a space with a cozy atmosphere: a large bedroom with storage, a shower room, and a toilet, with the possibility of creating a second bedroom if needed. Outside, an intimate 250 sqm garden features a wooden terrace, a large storage shed, and an automatic watering system. Gas central heating and a wood-burning stove complete the features of this house where each space has been carefully designed. A garage is available for an additional EUR25,000 just a stone's throw away. Ideally located just 10 minutes from the schools and shops of the Montchat district, the house also benefits from easy access to the city center thanks to the immediate proximity of lines T6, T2, and C8. ENERGY CLASS: C / CLIMATE CLASS: C

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,490,000

Key Information

Year Built:	1930
Internal Area:	309 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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