

[Click to view MFH-EAL4217EL-1](#)

Quiet architect-designed house in the heart of Point du jour

Lyon , Rhône , Auvergne-Rhône-Alpes



€2,250,000

inc. of agency fees

6 Beds 2 Baths 346 sqm 0.2 ha

Located in the 5th arrondissement of Lyon, less than 10 minutes walk from Place Bénédic Teissier, this magnificent architect-designed house of 346m² is located on a tree-lined garden of 2040m² in absolute...

At a Glance

Reference	MFH-EAL4217EL-1	Near to	Lyon	Price	€2,250,000
Bed	6	Bath	2	Hab.Space	346 sqm
Land	0.2 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in the 5th arrondissement of Lyon, less than 10 minutes walk from Place Bénédic Teissier, this magnificent architect-designed house of 346m² is located on a tree-lined garden of 2040m² in absolute calm. A perfect harmony emerges between its contemporary style and its quality services. The living rooms coexist in a vast volume, without doors, where circulation is free. Living room, living room and kitchen are cradled

by generous openings, giving a glimpse of the garden and the swimming pool. Still on the ground floor, the sleeping area consists of two children's bedrooms sharing a bathroom and a master suite with a bathroom and dressing room. As if suspended, a flight of steps leads to the upper floor. A huge 25m² office overlooks the garden. The lower level, also benefiting from independent access, is made up of three bedrooms, an office/dressing room, a games room and the machine room. Favorite a few minutes walk from the Point du Jour shops, this house will delight customers looking for modernity. Double garage and additional parking. Air/air heat pump: Underfloor heating Bose VMC double flow system Alarm ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices of the year 2023: between EUR1760 and EUR2430.

Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€2,250,000

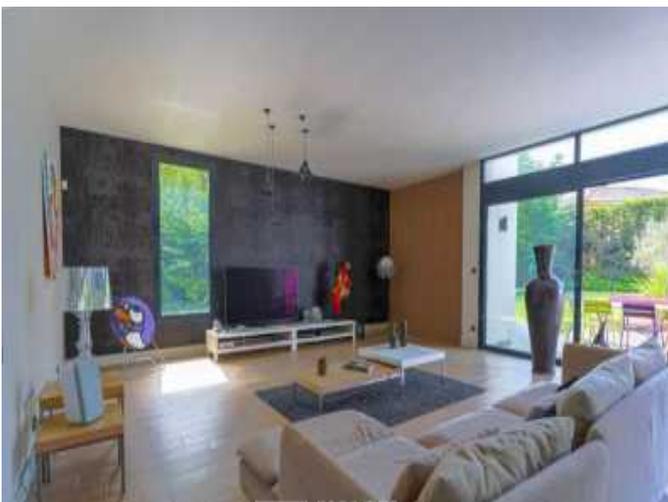
Key Information

Year Built:	2011
Internal Area:	346 sqm
Land Area:	0.2 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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 calling 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

great service
fast transfers

send money abroad 24/7 excellent rates