



## Beautiful property of 450 m2 with quiet indoor swimming pool



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,513,799.64

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Auvergne-Rhone-Alpes
Plaats:	Lyon
Postcode:	69006
Geplaatst:	24-06-2024

### Omschrijving:

Just 40 minutes from Lyon, in a charming little stone village, this large villa is quietly located in an exceptional setting with a view of the Alps.

Between Crémieu and Saint Marcel Bel welcome, this large villa of 680 m2 including 450 m2 of living space, offers two living rooms, 6 bedrooms, office, two kitchens including one open with an adjoining pantry for storage, fridges and freezers, but also two bathrooms, one with balneotherapy and heated indoor swimming pool for swimming all year round.

We also have great amenities with a wine cellar that can hold 630 bottles for passionate oenophiles, a small private discotheque with very good acoustics that can be transformed into a home cinema, a DIY workshop for amateurs, 3 garages, one of which is made of local stone. with pit for emptying and half a basketball court with official basket.

On the 3,224 m2 plot there is an enclosed vegetable garden with a tank; rainwater recovery of 50,000 liters.

Located on the edge of a very sought-after village, the villa is quiet, no traffic noise, beautiful open view, a true haven of peace, while remaining secure.

Finally you can telework from this corner of paradise thanks to the Very High Speed fiber connection. To fall under the spell of this property, contact your sales agent Sébastien MASSARDIER EI without delay on (RSAC Vienna no. 00035)

This announcement is brought to you by PRESTIGE & CHATEAUX MASSARDIER - - NoRSAC: ... , Registered at the Registry of the Commercial Court of Vienna - Advertisement written and published by a Mandatory Agent -



## Algemeen

Slaapkamers: 6  
Afgewerkte vierkante meter: 450 m<sup>2</sup>  
Lot Afmeting: 3200 m<sup>2</sup>

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 119

## Building details

Parking: Ja  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/PFYR-T171573/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T171573/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1688-353-pmvvi13850000001

