

## Price on request

**Contact agency**

**Agence Coulange**

11, Bld Anatole France

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**For sale house**

**8 rooms**

**Surface : 244 m²**

**Surface of the living : 63 m²**

**Surface of the land : 903 m²**

**Exposition : Est ouest**

**Inner condition : to renovate**

**Features :**

POOL, fireplace, double glazing, CALM

5 bedroom

3 bathrooms

1 shower

3 WC

1 garage

2 cellars

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

10/10/2025 - Prix T.T.C



## House 69 Lyon

Rare Monchat sector Lyon 3rd arrondissement - House on 3 levels with a total area of 390m<sup>2</sup>. Beautiful family property with 6 to 8 rooms on a large plot of land with a 903m<sup>2</sup> swimming pool. Located in a quiet and residential street, this house is a rare pearl in the area thanks to its size and its services, it has a magnificent garden and a swimming pool. On the ground floor, you benefit from a large living room with its fireplace, crossing and overlooking the garden. The fitted independent kitchen also has access to the outside. You will access the first floor via a magnificent stone staircase to the bedrooms all overlooking the garden, the latter are spacious and bathed in natural light. On the third level, a large attic room with beautiful volumes can easily be redesigned into bedrooms or an office. A large attic concludes the visit to this last level. The House has several bathrooms and WCs, individual heating, cellars and a garage. This rare property offers multiple possibilities for development, a renovation is expected. For any information or visit request, contact Victor HERAIL directly on 07.70.07.41.11

Fees and charges :

