

Maison Chasselay 367 m<sup>2</sup>

---



PRIX DE VENTE : 1 780 000 €

---

EMAIL : [CHRISTOPHE.RIGAL@COLDWELLBANKER.FR](mailto:CHRISTOPHE.RIGAL@COLDWELLBANKER.FR)

## DESCRIPTION

Just 30 minutes from Lyon, in the heart of the charming village of Chasselay, this golden-stone property stands out as a truly rare address—private, elegant, and profoundly family-oriented.

Fully renovated with remarkable care, it subtly blends the authenticity of the old (noble materials, generous volumes, character) with the contemporary comfort expected of a high-end home.

Set on an enclosed plot of approximately 1,350 sq m, recently landscaped by a landscape architect, the house enjoys an east/west exposure and wide openings that invite natural light from morning to evening. The setting immediately inspires well-being: peace and quiet, close proximity to shops, transport, schools and middle school, and that precious feeling of being “at home” from the very first moments.

The outdoor spaces are particularly appealing in their composition: a structured, refined garden creates beautiful perspectives, elegant pathways and carefully designed planting beds.

Sheltered from view, a second, more natural atmosphere takes over, wrapping the home in a soft, leafy ambience.

At the heart of this haven, a 9 x 4 m saltwater swimming pool integrates perfectly and effortlessly. Two terraces host summer lunches and long evenings, while a covered outdoor area extends the art of entertaining in every season. Outbuildings complete the property, offering valuable additional potential.

Inside, the renovation has been carried out to exacting standards: exposed stone, generous volumes, large picture windows and a fluid layout create a rare harmony, bathed in light, where period character and contemporary lines converse with perfect balance.

Ground floor: entrance hall with storage, contemporary kitchen opening onto the terrace and garden, dining room, and a warm, dual-aspect through-living room.

First floor: two beautiful bedrooms, a bathroom and separate WC, plus a primary suite with dressing room, bathroom and WC.

Second floor: a spacious relaxation/play area ideal for children, four bedrooms, one bathroom and one shower room, and a separate WC.

Several private parking spaces complete this property.

A home of undeniable charm, designed for lovers of period authenticity—and for those seeking, day after day, a rare sense of serenity in a privileged setting.

## CARACTÉRISTIQUES

---

Type de bien :	Maison	Surface :	367.0 m <sup>2</sup>	NB de pièces :	9 rooms
NB de chambres :	7 bedrooms				

---

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

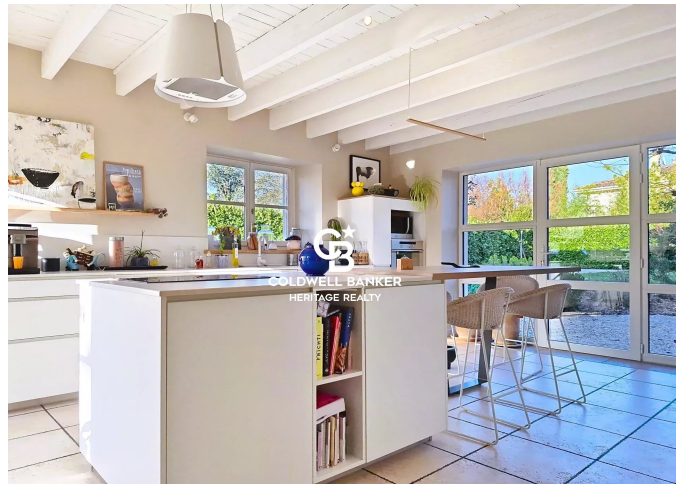
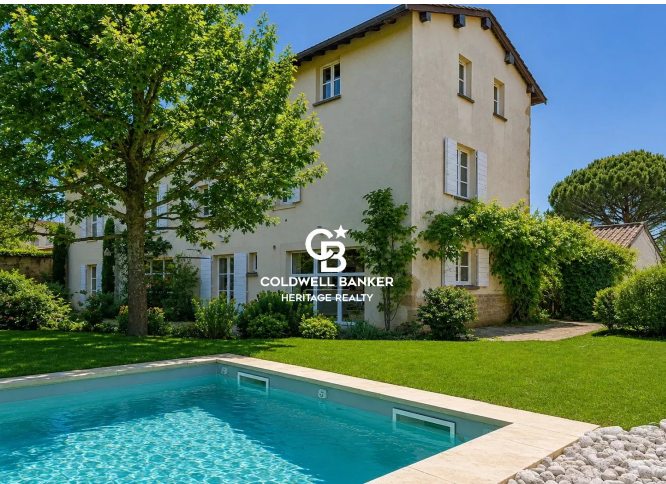
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 160

Indice d'émission de gaz à effet de serre (GES) : D 34



**COLDWELL BANKER**  
**EUROPA REALTY**



46 Avenue Maréchal Foch  
France, 69006, Lyon



TÉL : +33472151121  
[christophe.rigal@coldwellbanker.fr](mailto:christophe.rigal@coldwellbanker.fr)