COLDWELL BANKER
EUROPA REALTY

Private mansion Lyon



SALE PRICE : 3 450 000 €

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DESCRIPTION

At the very heart of Lyon, in a setting that is both central and beautifully secluded, is proud to present an exceptional private mansion, discreet, distinctive and truly one of a kind, where architectural elegance meets a refined contemporary lifestyle.

Behind its understated façade, the property reveals impressive volumes across several levels, all served by a glass elevator, offering seamless circulation and an exceptional standard of comfort throughout.

Flooded with natural light, the reception areas exude both sophistication and warmth. The expansive living room opens onto a loggia with panoramic views over the city, while the fully appointed open-plan kitchen enhances the sense of effortless elegance and conviviality. A wellness area featuring a hammam and changing room completes this level beautifully.

The sleeping quarters have been conceived as a true private retreat. The generously proportioned principal suite offers an intimate and luxurious atmosphere, with its own bathroom, bespoke dressing room, private lounge and winter garden. Three additional spacious bedrooms, complemented by bathrooms and a shower room, provide family and guests with the highest level of comfort.

At the top of the house lies its most spectacular feature: a stunning 100 sq m rooftop terrace, designed as a true open-air extension of the living space, complete with a summer kitchen, a stainless-steel swimming pool and a solarium, creating an exceptionally rare lifestyle experience in the very centre of the city.

On the lower ground floor, nearly 300 sq m are dedicated to wellness and security, including a private fitness room and a secure garage accommodating up to eight vehicles.

Outdoors, a private 200 sq m landscaped garden with terrace brings a rare sense of serenity and greenery to this prestigious address, completing the unique balance of this remarkable home.

A rare and confidential property, crafted for discerning clients seeking privacy, exclusivity and an exceptional quality of life in one of Lyon’s most desirable addresses.

Option to acquire a caretaker’s house in addition. Agency fees payable by the seller. Annual service charges: €4,451. Estimated annual energy costs for standard use, based on 2015 energy prices: €1,448 to €1,448.

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FEATURES

Property type:	Private mansion	Elevator:	Oui	Number of rooms:	7 rooms
Number of bedrooms:	4 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 51

Greenhouse gas emissions (GHG) index: C 11

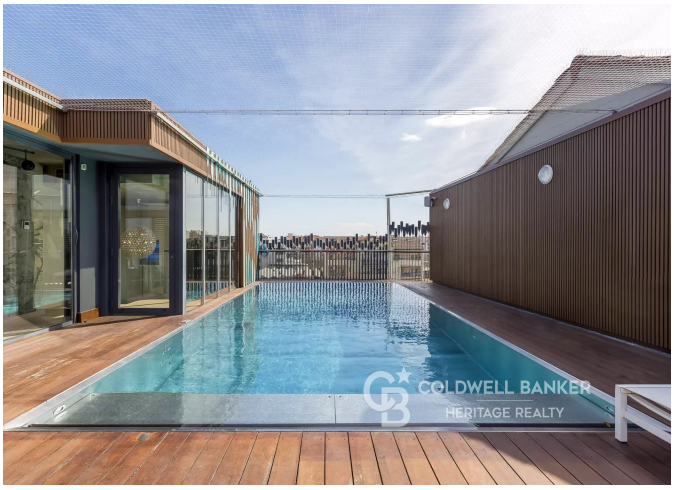
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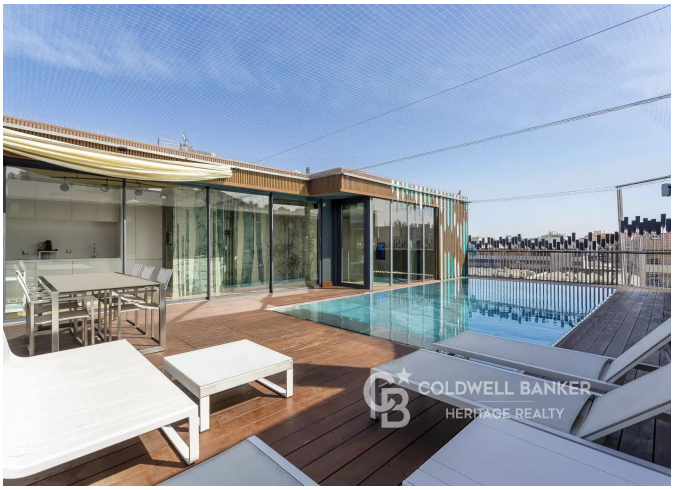












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