



EXCEPTIONAL PROPERTY ONLY 15 MINUTES FROM LYON ST EXUPÉRY AIRPORT

zone | 38080 Saint-Marcel-Bel-Accueil | Reference : SH/MC- 2179/3

CHF 1,170,000.-

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EXCEPTIONAL PROPERTY ONLY 15 MINUTES FROM LYON ST EXUPÉRY AIRPORT

FR-38080 Saint-Marcel-Bel-Accueil | zone | **CHF 1,170,000.-**



Agency: Millenium Properties
Ref: SCH/MC 2179

We invite you to discover this magnificent property of 415m² in absolute calm, located in a very sought-after stone village just:

- 15 mn from Crémieu
- 15 mn from Lyon St Exupéry airport
- 40 mn from Lyon Part dieu
- 1h20 from Geneva
- 5mn from the A43 access, Axis Lyon-Grenoble-Chambery

The property has been entirely renovated with high-end materials combining modernity and charm of the stone.

South-facing, the estate offers you masterful amenities:

- A landscaped park of 6531m² with a view of the Alps (automatic irrigation system throughout the park)
- A 12 X 6 swimming pool with a dome and summer kitchen .
- A tennis court (completely renovated in 2023).
- A pétanque court .
- Multiple Burgundy stone terraces designed all around the property.
- 2 garages, one of which is double .
- Pool house

CHARACTERISTICS

Reference: **SH/MC- 2179/3**

Type: **House**

Availability: **Immediate**

Rooms: **10**

Bedrooms: **6**

Bathrooms: **5**

Living area: **415 m²**

Ground surface: **6,531 m²**

Year of construction: **1930**

Heating type: **Air to water heat pump**

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PROPERTIES

Inside:

- A 80 m² living room bathed in light, with a closed fireplace in Brazilian granite of XXL dimensions
- A 30m² kitchen
- 6 bedrooms upstairs, including a master suite and its balcony with panoramic views of the surrounding countryside and the swimming pool .
- billiard room
- Home cinema room...

1,285,000€ agency fees included

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CHARACTERISTICS

FR-38080 Saint-Marcel-Bel-Accueil | zone | **CHF 1,170,000.-**

CHARACTERISTICS

| | | | |
|----------------------|----------------------|---------------------------|-------------------------------|
| Availability | Immediate | Heating type | Air to water heat pump |
| Type | House | Condition of the property | Very good |
| Reference | SH/MC- 2179/3 | Standing | Upmarket |
| Rooms | 10 | Living area | 415 m² |
| Bedrooms | 6 | Ground surface | 6,531 m² |
| Bathrooms | 5 | Interior parking | 2 |
| Year of construction | 1930 | Exterior parking | 2 |

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PROPERTIES

EXTERIOR VIEW



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INTERIOR VIEW



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