LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48368DVI38 Price: 1 390 000 EUR

agency fees to be paid by the seller

Prestige and nature just 20 minutes from Lyon: where the charm of the 1900s meets luxury within a century

EXCLUSIVE







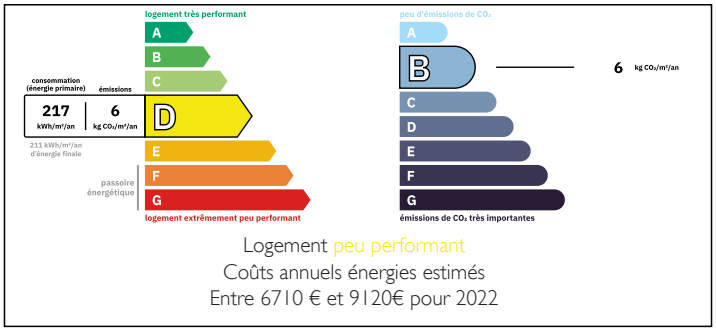








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6710 € et 9120€ pour 2022

INFORMATION

Town:	Vienne
Department:	Isère
Bed:	7
Bath:	5
Floor:	350 m2
Plot Size:	11336 m2

IN BRIEF

Just 30 minutes from Lyon, discover a bourgeois residence dating back to 1900, where prestige, elegance, and the art of living converge. Meticulously renovated with rare refinement, this 389-square-meter property captivates with its generous proportions, exceptional natural light, original parquet flooring, magnificent woodwork, and a subtle harmony of colors and high-quality materials.

Sumptuous reception areas, 7 bedrooms, and a second-floor apartment offer an unparalleled level of comfort. An indoor heated swimming pool—opening onto a grand panorama that stretches as far as the Alps—serves as the crowning feature of this extraordinary estate.

Outside, an 11,000-square-meter landscaped park, dotted with centuries-old trees, creates a majestic green sanctuary—the perfect setting for

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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**3600 EUR**

NOTES

DESCRIPTION

This house is situated in Vienne, 26 km south of Lyon, and offers serene privacy while
remaining close to urban amenities, a local bus stop, and quick access to the A7 highway.
It is a 35-minute drive to Lyon International Airport, with convenient train connections to the TGV putting Provence and popular ski regions within easy reach. It is also ideally located for access to Lyon's prestigious international schools.

The bourgeois house spans 389 m², offering expansive living spaces, large windows, and original wooden floors that combine historic charm with modern comfort. It is heated by an economical wood pellet central heating system and features a new insulated roof, new facade, double-glazed windows, and insulated ceilings, achieving a DPE classification of "D".

Step through the artisanal double entrance into the beautifully designed central hallway, which leads to the "Salon Nord," the "Salon Sud," a formal dining room, and a well-equipped kitchen with a spacious central island opening to a large outdoor deck
overlooking the Alps. A walnut staircase leads to the first floor, which features five spacious double bedrooms with 3 bathrooms and dressing areas.
The second floor features two additional double bedrooms, one full bathroom, an apartment with a brand-new full kitchen, a cozy
theater room ideal for movie nights, a library, and an adjoining storage room. From the hallway, a stone staircase leads to the lower level, which includes a summer kitchen, gym/wellness facilities, a wine cellar, a technical room housing the pellet storage and heating system,...