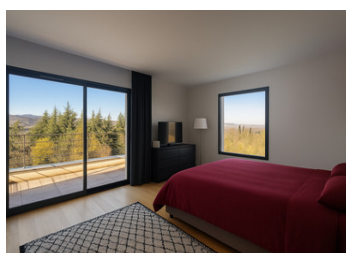
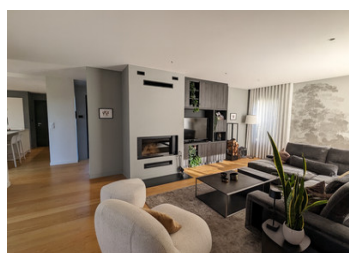
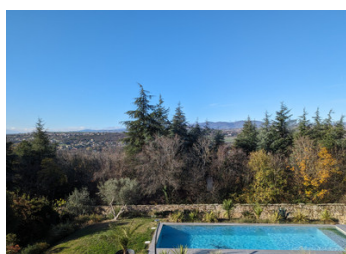


Exceptional mountain views, rare architect-designed house from 2021, in Millery, 15 minutes from Lyon

EXCLUSIVE



INFORMATION

Town:	Millery
Department:	Rhône
Bed:	4
Bath:	4
Floor:	194 m ²
Plot Size:	1500 m ²

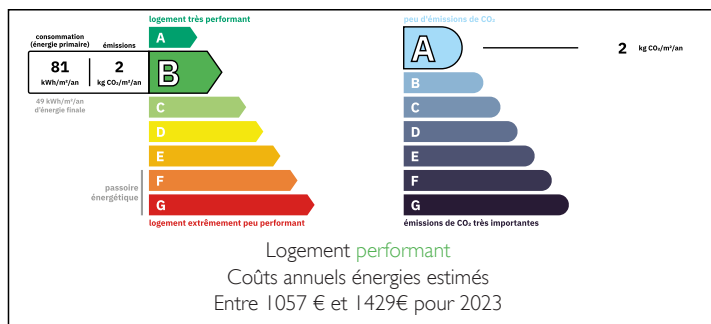
IN BRIEF

A rare find on the market, this four-year-old contemporary architect-designed house offers breathtaking views of the Monts du Lyonnais and the Pilat mountain range. Flooded with light, it is distinguished by its absolutely impeccable condition and high-end features: heated oak floors on two levels, floor-to-ceiling windows with programmable external blinds, air conditioning, integrated lighting, a fireplace with a retractable insert, and premium appliances.

Its 194 sq m (2,100 sq ft) include four bedrooms, each with a dressing room and shower room, including an exceptional master suite with a bathroom opening onto the panoramic views. The living area combines an open-plan kitchen, dining room, and a spacious, comfortable living room.

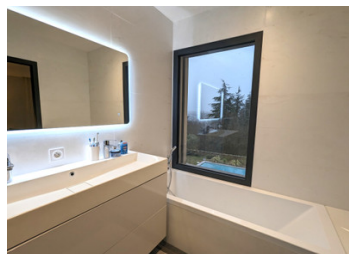
Outside, a landscaped garden with complete privacy, a 35 sq m (377 sq ft) covered terrace, and a stunning lap pool with a rigid cover and salt filtration system create a...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



DESCRIPTION

Millery is a charming village located about 20 km south of Lyon, set among the hills of the Garon Valley. It offers a pleasant balance between rural calm and everyday convenience. The town has a good range of local shops, including bakeries, a small supermarket, a pharmacy, cafés, and various small services that make daily life easy without needing to travel far. Families benefit from several well-regarded schools: a public nursery and primary school, as well as a private primary school, with secondary schools available in nearby towns. Millery is also well connected to the wider Lyon area thanks to regional bus lines and easy access to the train station in Vernaison. Major roads and nearby motorways (A7 and A450) make commuting straightforward, which contributes to Millery's appeal as a peaceful but well-connected place to live.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2365 EUR

Taxe habitation: EUR

NOTES