



ECULLY - Single storey house of 312 sqm - Plot of 2335m<sup>2</sup> - 5 bedrooms - 2 studios - Swimming pool - Double garage

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SELLING PRICE : €1,625,000

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EMAIL : LYON@BARNES-INTERNATIONAL.COM

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14, quai Général Sarrail  
69006 Lyon



PHONE : +33478159090  
lyon@barnes-international.com

29, quai Saint-Antoine  
69002 Lyon

1, place de la Croix-Rousse  
69004 Lyon

6, place de la Libération  
69130 Écully

## DESCRIPTION

ECULLY. Rare - Single storey house of 312 m2 located in the immediate vicinity of TCL buses (15 minutes from Vaise metro station), at the end of a dead end street, quiet and not overlooked.

The house is very bright due to its exposure and its numerous windows. It consists, on the ground floor, of a very beautiful living room of 100 sqm with a fireplace and open kitchen, an office, a master suite with dressing room and bathroom, a games area as well as only three bedrooms and two bathrooms.

In the basement, you will find a spacious laundry room, two studios with independent access, a double garage and a very healthy 100m2 basement that can be converted into a gym, cinema room, etc.

The 2335 sqm plot, almost flat, is absolutely calm and out of sight.

A 12x5, salt-water, heated and secure swimming pool and a pool house complete this rare property. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 2890€ ~ 3980€ - Mathilde BOULÉ - Agent commercial - EI - RSAC Lyon 811409994

# FEATURES

Type de bien:	House	Surface:	312.45 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€4,325.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	6 bedrooms	Honoraire à la charge:	from the seller		

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)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 165kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : C kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$2,890.00 et \$3,980.00

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