



Ecully - Flat building plot of 3677m<sup>2</sup> with planning permission.

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SELLING PRICE : €780,000

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1, place de la Croix-Rousse  
69004 Lyon

6, place de la Libération  
69130 Écully

## DESCRIPTION

ECULLY. In the Bruyères area, right next to the Vallon de Serres, this magnificent flat plot of land to be developed is the result of the division of a 19th century property.

The fact that planning permission has been granted on this listed natural site means you can start building very quickly.

The architect selected has worked on a magnificent project that blends in perfectly with the natural and architectural surroundings of the area.

The plan is for a single-storey house with approx. 288 m<sup>2</sup> of living space and a double garage of approx. 42 m<sup>2</sup>. It is possible to redesign the interior volumes. The project includes a swimming pool facing south and west.

A rare plot with an exceptional architectural project in a sought-after commune in the west of Lyon. A great opportunity. 750,000 € Agency fees not included - Agency commission: 4%VAT included Agency fees payable by buyer - Jordane OLAGNE - Agent commercial - EI - RSAC Lyon 812122661

# FEATURES

|                 |      |                          |                       |                |   |
|-----------------|------|--------------------------|-----------------------|----------------|---|
| Type de bien:   | Land | Surface:                 | 3677.0 m <sup>2</sup> | Terrain:       | - |
| Charges:        | -    | Périodicité des charges: | -                     | Ascenseur:     | - |
| Piscine:        | -    | Nombre de lots:          | -                     | Taxe foncière: | - |
| Parking:        | -    | Compléments de loyer:    | -                     | NB de pièces:  | - |
| NB de chambres: | -    | Honoraire à la charge:   | to the buyer          |                |   |

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) : A -1kWh/m<sup>2</sup>.year

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

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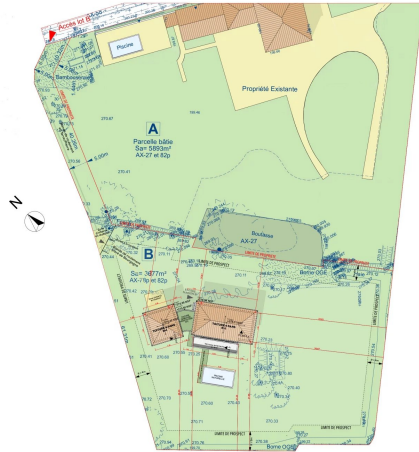
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