



Morancé - Elegant architect-designed house 226 m² - Land of 4 995 m² - 3 bedrooms



SELLING PRICE : €1,370,000

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29, quai Saint-Antoine
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1, place de la Croix-Rousse
69004 Lyon

6, place de la Libération
69130 Écully

DESCRIPTION

MORANCE - This elegant architect-designed house with its contemporary lines is set in peaceful, unspoilt surroundings with stunning panoramic views stretching as far as the peaks of Mont Blanc.

Renovated by an architect in 2015, this 226 m² residence sits on a plot of almost 5,000 m².

It boasts top-of-the-range features in which every detail has been carefully considered to create an atmosphere of sophistication in a fluid, light-filled living space that's ideal for entertaining in style.

The entrance hall leads to a spacious living room opening onto a modern kitchen where light is omnipresent thanks to the many bay windows that harmoniously merge the interior and exterior. The house also features 3 bedrooms, including a master suite with dressing room, all on one level. The first floor houses a second living room, the centrepiece of which is the vast glazed opening onto the exceptional panoramic views.

A large swimming pool invites you to relax in an idyllic setting to cool off on hot summer days while contemplating the surrounding countryside.

A large garage accessible from the inside completes the features of this rare property, providing a practical, secure space for your vehicles and other equipment. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1190€ ~ 1660€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

FEATURES

Type de bien:	House	Surface:	226.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,892.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : B 86kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : A kg CO₂/m².an

Estimated amount of annual energy expenditure for standard use:
entre \$1,190.00 et \$1,660.00

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