



Chaponnay - Bourgeois house renovated of 167.84 sqm - Terrace - Garden with trees - Garage - 4 Bedrooms

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RENT : Rented

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SOLE AGENCY

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## DESCRIPTION

EXCLUSIVE - CHAPONNAY. Bright house dating from the beginning of the 20th century of 167.84 sqm completely renovated by architect with quality materials on three levels consisting of:

- On the ground floor: a beautiful entrance with storage, a separate kitchen which is fitted out and partially equipped with a dining room, as well as a large living room with an old fireplace; both offering access to the terrace.

- On the first level: a master suite with a dressing room and a shower room, two bedrooms with storage and a separate bathroom.

- On the second and last floor: a free space that can be fitted out at your convenience (bedroom, games room, office, etc.) of more than 43 sqm including 52.17 sqm on the ground with a shower room and a location for the laundry room .

This charming property of 181.76 sqm on the ground will make you enjoy a flat garden of around 1000 sqm enclosed, fully wooded and landscaped.

A double garage with electrical outlet and a cellar of more than 30 sqm complete this property.

Immediate proximity to Lyon via the ring road, shops, schools, transport. Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 890€ ~ 1280€ - 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)

# FEATURES

Type de bien:	House	Surface:	167.84 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	of the owner and the tenant		

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## ENERGY PERFORMANCE DIAGNOSTIC

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

Estimated amount of annual energy expenditure for standard use:  
entre \$890.00 et \$1,280.00

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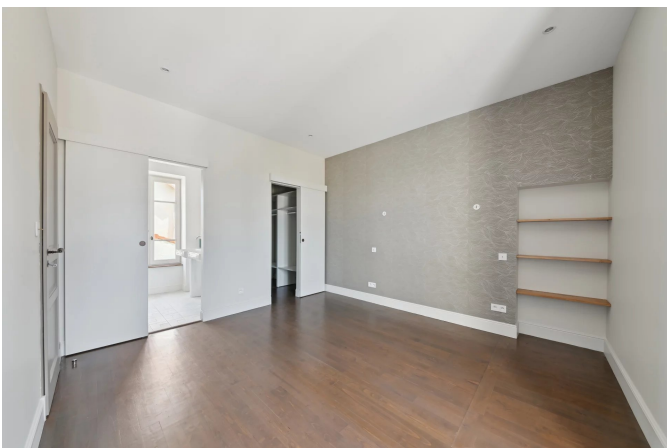
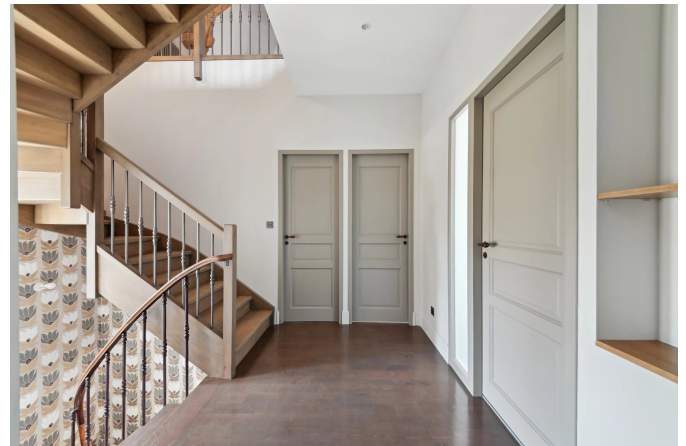


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