



Bron - Hôtel de Ville - Contemporary house - 3 Bedrooms including 1 Suite with private terrace - Swimming pool and garden



SELLING PRICE : €739,000

EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

14, quai Général Sarrail
69006 Lyon



PHONE : 04 78 15 90 90
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

EXCLUSIVITY - BRON. Quiet, privileged location, charming architect-designed house (concrete and wood), comprising a welcoming entrance on the ground floor, as well as a large, very bright living room opening onto beautiful natural stone and wood terraces, a dining room, a fitted kitchen, a double lounge and a storeroom.

Upstairs, a hallway, a laundry area, a shower room, 3 bedrooms including a master suite with dressing room, shower room and private terrace.

The garden is enclosed, landscaped and beautifully planted with trees.

The saltwater swimming pool is heated.

Plenty of cupboards and storage space.

Charm, elegance and visual fluidity are the hallmarks of this exceptional property.

Ideally located in a privileged residential environment, less than 2 minutes from Bron city centre, which has all amenities (tramway, services, shops, leisure facilities, etc.). Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 730€ ~ 1040€ - Pascal GORSE - Agent commercial - EI - RSAC Lyon 821691276

FEATURES

Type de bien:	House	Surface:	111.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,460.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	3 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : B 85kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$730.00 et \$1,040.00

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