



Cailloux-sur-Fontaines - Family house of 220 sqm with swimming pool - 4 bedrooms



SELLING PRICE : Sold

EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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

EXCLUSIVE. This very pretty family villa has 220 sqm on 2 levels. It consists on the ground floor of a large living / dining room with fireplace of 80 sqm, an open kitchen, a TV lounge and a desk. The night part has 4 bedrooms. At this same level is a very large master suite with dressing room and bathroom and a second suite with dressing room and bathroom. All these rooms have direct access to the terrace. The 1st floor serves a large bedroom with a dressing room and a bathroom. A laundry room completes this property. The landscaped garden of 1200 m² is equipped with a swimming pool, a game of boules and a shelter that can accommodate 3 cars. Ideally located, quiet and without vis-à-vis, you are close to buses and shops. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 4,500 €/yearly - Isabelle FAVRE - Agent commercial - EI - RSAC Lyon 528376676

FEATURES

Type de bien:	House	Surface:	220.0 m ²	Terrain:	1200.0 m ²
Charges:	€4,500.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,000.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 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) : E 288kWh/m².year

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

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