



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

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SELLING PRICE : Sold

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SOLE AGENCY

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69006 Lyon



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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 to offer on 2 levels. It consists on the ground floor of a large living / dining room of 80 sqm with fireplace, an open kitchen, a TV lounge and an office. The night part has 4 bedrooms. You will find at this same level 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 1058 sqm is equipped with a swimming pool, a pétanque court 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 - 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) - Stéphanie CARPE-MANOUKIAN - Agent commercial - EI - RSAC Lyon 753 042 209

# FEATURES

Type de bien:	House	Surface:	220.0 m <sup>2</sup>	Terrain:	1058.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,351.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 228kWh/m<sup>2</sup>.year

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

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