



Caluire Vassieux - Off-plan sale - House with swimming pool of 165 sqm - Land of 518 sqm - 5 bedrooms



SELLING PRICE : €1,250,000

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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

CALUIRE. In the highly sought-after district of Vassieux, quiet and residential and in the immediate vicinity of a primary school and amenities, this 165m² house on a 518m² plot will be available in the 2nd half of 2024

The ground floor offers an entrance with storage, a laundry room, a living room of nearly 40m², a kitchen, a dining room and a master suite, all opening directly onto the south-facing terrace and the swimming pool.

The 1st level consists of an office, a relaxation area or games room, 3 bedrooms, a bathroom and a shower room.

The landscaped and enclosed garden of 518m² benefits from a 3X9 swimming pool closed by an immersed rolling shutter, a 30m² garage and a technical room. Agency fees payable by vendor -
Nombre de lots dans la copropriété: 1 - Montant moyen de la quote-part de charges courantes 300
€/yearly - Fabienne STREICHENBERGER - Agent commercial - EI - RSAC Lyon 819572421

FEATURES

Type de bien:	House	Surface:	165.75 m ²	Terrain:	518.0 m ²
Charges:	€300.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	1	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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) : A -1kWh/m².year

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

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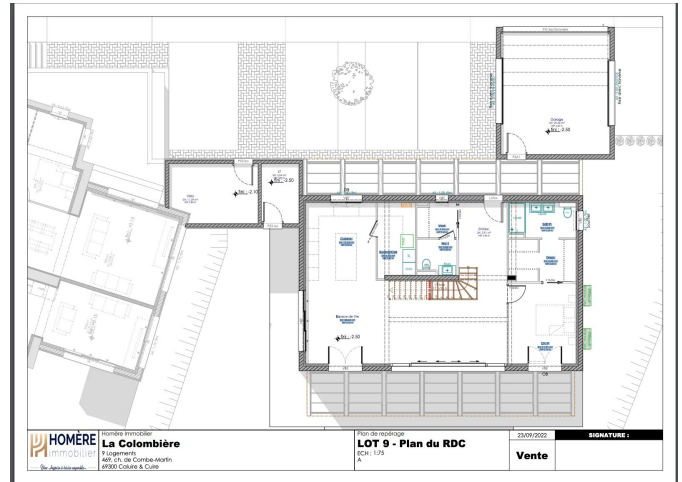


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