



Caluire-Et-Cuire - House 180 sqm - 6 bedrooms - Pool - Garage - Land 561 sqm



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 - CALUIRE-ET-CUIRE. In the centre of Caluire et Cuire, 5 minutes by car from the CUIRE metro station and 5 minutes from the town hall, close to the town centre, bus services and shops, in a quiet little street lined with town houses, come and discover this beautiful 1930 house and enjoy a magnificent landscaped enclosed garden with a swimming pool.

With 5 bedrooms and an independent studio, this ideal family home combines the charm of the past with modern comforts. Recently renovated, it will meet your expectations in terms of quality and interior and exterior features.

On entering, you will find 3 parking spaces with electric car chargers, a carport and an enclosed double garage.

On the same level as the garage, a laundry room, storage space and a studio with independent access that could be used for teleworking or to accommodate friends are major assets.

On the living level, you will find a master bedroom with its own shower room, a large living room with an open-plan fitted kitchen, all opening onto a terrace with a 23.30 sqm bioclimatic pergola. The 561 sqm landscaped garden features a lovely 4 x 8 m swimming pool heated by a heat pump, in a beautiful setting.

On the upper level, 4 bedrooms with parquet flooring complete the house, with a dressing room and a shower room to complete the family feel.

This rare property for sale will meet all your expectations for a happy family life in the charming town of Caluire, close to the Croix Rousse, the town centre and major roads. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 2280€ ~ 3120€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Cyril CHABBAT - Agent commercial - EI - RSAC Lyon 820976272

FEATURES

Type de bien:	House	Surface:	179.3 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,500.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	6 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 198kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$2,280.00 et \$3,120.00

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