



Caluire-Et-Cuire - House of app roximately 210 sqm - office - workshop - Land  
422 sqm - 7 bedrooms

---



SELLING PRICE : €899,000

---

EMAIL : LYON@BARNES-INTERNATIONAL.COM

---

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

CALUIRE-ET-CUIRE. In the center of Caluire et Cuire, 5 minutes by car from the CUIRE metro and 5 minutes from the Town Hall of Caluire et Cuire, very quiet, close to all amenities, this bourgeois property from 1932 benefits from a fenced garden and perfectly countryside.

This family building, perfectly maintained, develops 2 levels for a total of 210 sqm.

On the garden level, you will find a bright living/dining room facing South-West / East as well as a spacious fitted kitchen of more than 15 sqm. This first level has a first bedroom as well as a beautiful laundry room and an 8 sqm workshop space that can be made habitable.

On the second level, you will have 4 spacious bedrooms with fitted wardrobes, a shower room adjoining the parental area and a shower room. A charming office space completes this sleeping area.

Finally, the last and second level has two beautiful attic bedrooms as well as a shower room.

This property is perfectly located in the heart of the popular town of Caluire et Cuire, a few minutes from the metro line C, shops and the center of Croix Rouse. It has a confidential and cozy exterior as well as perfectly landscaped. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 2650€ ~ 3620€ - 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) - Cyril CHABBAT - Agent commercial - EI - RSAC Lyon 820976272

# FEATURES

Type de bien:	House	Surface:	210.0 m <sup>2</sup>	Terrain:	422.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,310.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	7 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 264kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$2,650.00 et \$3,620.00

14, quai Général Sarrail  
69006 Lyon



PHONE : 04 78 15 90 90  
[lyon@barnes-international.com](mailto: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



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