



Champagne-au-Mont-d'Or - Exceptional property of 482 sqm - Land of 1.4 ha - 7 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

In the heart of a closed park of approximately 1.4 hectare with tennis court, this magnificent property of exception of 1850 has about 482 sqm. This residence combines the character of the old and the comfort of the contemporary.

On 3 levels, it consists of a beautiful entrance with a masterful marble staircase serving a double living room of 140 sqm and a kitchen of 42 sqm. An indoor pool, a function room, a movie theater, and a guest suite are on the half level.

On the first floor, the master suite of 50 sqm opens onto the park and revolves around a dressing room, a large bathroom with shower and spa bath and has access to a terrace. A bedroom and an office complete this level.

The second floor consists of 3 large bedrooms, a dressing room, a bathroom and a bathroom.

A double garage, a laundry room and a storeroom complete this rare property.

Located near the center of Champagne-au-Mont-d'Or, you are 15 minutes from Place Bellecour and close to shops, schools, buses and motorway access. Agency fees payable by vendor -
Isabelle FAVRE - Agent commercial - EI - RSAC Lyon 528376676

FEATURES

Type de bien:	House	Surface:	482.0 m ²	Terrain:	13814.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,169.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 184kWh/m².year

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

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