



Chaponnay - House for sale of 287 sqm - Plot of 2,070 sqm - Pool and SPA - 4 Bedrooms

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SELLING PRICE : Sold

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1, place de la Croix-Rousse  
69004 Lyon

6, place de la Libération  
69130 Écully

## DESCRIPTION

CHAPONNAY - This contemporary style architect house of 2011 has 287 sqm on its flat and landscaped plot of 2,070 sqm, facing South without vis-à-vis. Entirely on one level, it consists of a beautiful living room of 80 sqm very bright and giving direct access to the outdoor terraces and the superb mirror pool. As an extension of these, an open kitchen, spacious and perfectly equipped.

The night part totals 4 bedrooms: a master suite with dressing room and bathroom, a desk, a pantry and a laundry room. Two suites all open to the pool and a fourth bedroom.

Outside, a beautiful flat and landscaped garden, terraces with its heated pool and spa.

A garage for 4 cars and numerous parking lots complete this property.

BARNES, real estate agency in Lyon, proposes you the purchase of this exceptional property in Chaponnay. Check out our various sections: Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 5,192 €/yearly -

Patrick GOILLON - Agent commercial - EI - RSAC Lyon 387650302

# FEATURES

Type de bien:	House	Surface:	287.0 m <sup>2</sup>	Terrain:	2070.0 m <sup>2</sup>
Charges:	€5,192.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,532.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A 65kWh/m<sup>2</sup>.year

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

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