



CHARBONNIERES LES BAINS - HOUSE OF 206 SQ.M - 5 BEDROOMS - LAND OF 6200 SQ.M - SWIMMING POOL

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SELLING PRICE : Sold

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6, place de la Libération  
69130 Écully

## DESCRIPTION

CHARBONNIERES LES BAINS - House early twentieth renovated 206 sqm on a plot of 6200 sqm. In a natural setting , exclusive area of Charbonnières. The house consists on the main floor of an entrance leading to a living room of 50 m2 with fireplace opening onto a large terrace with electric pergola and independent kitchen. Upstairs, a landing serves a study, 2 bedrooms with shower room and an air-conditioned suite with dressing room and bathroom opening onto a private terrace. The basement opens directly onto the garden. It offers a TV room or games room, 2 bedrooms, bathroom, laundry room and a food reserve. The magnificent garden is planted with palm trees, fig trees, cypress and other trees. Beautiful heated infinity pool. 1 double garage, 1 garage for 2 wheels, wine cellar, cold room, automatic mowing equipment for installation. House in very good condition. Jordane OLAGNE - Agent commercial - EI - RSAC Lyon 812122661

# FEATURES

Type de bien:	House	Surface:	206.0 m <sup>2</sup>	Terrain:	6200.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,168.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	-		

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) : G 612kWh/m<sup>2</sup>.year

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

High energy consumption

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