BARNES INTERNATIONAL REALTY | Lyon

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Charbonnières-Les-Bains - House of approximately 247 sqm - Land of approximately 1461 sqm - 6 bedrooms

SELLING PRICE : €1,533,000

EMAIL : LYON@BARNES-INTERNATIONAL.COM

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

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DESCRIPTION

CHARBONNIERES THE BATHS. Quiet and in lush greenery, close to all amenities, this house has been completely renovated by an interior designer. On a landscaped plot of approximately 1461 sqm not overlooked, it is built on 3 levels.

The house of approximately 247 sqm benefits from a beautiful renovation (insulation, facade, roof, frames) and top-of-the-range services (alarm, automatic watering).

A large entrance leads to two living rooms separated by an ethanol fireplace, a dining room opening onto a very beautiful 38 m^2 terrace with a view of the woods. The kitchen is fully equipped

The sleeping area is made up, upstairs, of 4 bedrooms, each with made-to-measure storage, a bathroom and a shower room.

With direct access to the garden, two beautiful bedrooms with plenty of storage and dressing room, bathroom with shower and bath and a laundry room.

A large room that can be fitted out according to your needs and a fitted out wine cellar.

The house is sold furnished and equipped internally and externally.

The land is constructible to build a garage, swimming pool or secondary house. A building permit has been purged and accepted.

The quality services, the privileged location in a quiet area and not overlooked, are the main features of this exceptional property. 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 : 2180€ ~ 2990€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Isabelle FAVRE - Agent commercial - EI - RSAC Lyon 528376676

FEATURES

Type de bien:	House	Surface:	247.0 m^2	Terrain:	1461.0 m^2
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,764.00
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) : C 172kWh/m^2.year

Indice d'émission de gaz à effet de serre (GES) : A kg CO2/m^2.an

Estimated amount of annual energy expenditure for standard use:
entre $2,180.00 et $2,990.00

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