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Charbonnières-Les-Bains - House of approximately 225 sqm - 4/5 bedrooms -
Land of 800 sqm - Swimming pool



SELLING PRICE : Sold

EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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

EXCLUSIVITY – CHARBONNIERES-LES-BAINS. Located in a sought-after area, very quiet and confidential, this contemporary house built in 2012, with a total surface area of approximately 225 sqm, offers high-end finishes including a refreshing floor.

It has approximately 185 m² of living space spread over 2 levels with a triple East/South/West exposure offering exceptional light and an unobstructed view of its exteriors from its many openings.

The ground floor consists of a large living room of more than 80 m² including a lounge/fireplace area, a dining room and a tailor-made fitted kitchen. It opens onto the garden and its large terraces as well as the swimming pool. This family and reception room is ultra bright. Its cathedral ceiling, its large openings offer an unobstructed view including the Lyonnais mountains from the kitchen.

On the same level is the master suite with its dressing room and its private bathroom also giving access to the garden.

The first floor serves three bedrooms with fitted wardrobes as well as a bathroom. A fourth living room with its custom furniture will accommodate a space for an office, a games room/library or even an additional bedroom.

Its flat and fully fenced land of approximately 800 sqm is ideally vegetated and landscaped. In absolute calm and without vis-à-vis, it offers a swimming pool, a pergola hosting a covered summer lounge as well as large terraces and a water recovery tank.

A garage with laundry room and cupboards, a real wine cellar in the basement as well as storage space and a poolhouse complete this property.

This recent architect's house with contemporary lines, close to shops and transport, adds a quality of life and a rarity to this exceptional family 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 : 800€ ~ 1130€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Cyril CHABBAT - Agent commercial - EI - RSAC Lyon 820976272

FEATURES

Type de bien:	House	Surface:	225.0 m ²	Terrain:	797.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,364.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A 68kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$800.00 et \$1,130.00

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