



Charbonnières-les-Bains - Center - Contemporary house of 300 sqm with swimming pool - Garden of 2 809 sqm - 4/6 bedrooms



SELLING PRICE : Sold

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

DESCRIPTION

Nestled 250 m above the village center, this quiet and sunny 300 sqm house benefits from exceptional volumes and services. The ground floor (PMR) consists of a reception area of 83 sqm, a kitchen Poggenpohl 19 sqm with pantry and laundry completed by a suite of friends with bathroom, a gallery-library , a suite with bedroom, office, bathroom and dressing room.

Upstairs is an office (or bedroom) and a 70 sqm apartment with living room kitchen, 2 bedrooms and bathroom. Independent access is possible.

The 2,809 sqm landscaped garden features a high-end pool and a greenhouse. The wooden terraces, in harmony with the facades, extend outside all the exhibitions of the big bays. In the basement is a large garage of 60 sqm and various outbuildings. Several sheltered parking.

1,800,000 € Agency fees not included - Agency commission: 4.17%VAT included Agency fees payable by buyer - Marie VIGNON - Agent commercial - EI - RSAC Lyon 442866554

FEATURES

Type de bien:	House	Surface:	300.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€4,105.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	to the buyer		

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) : B 88kWh/m².year

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

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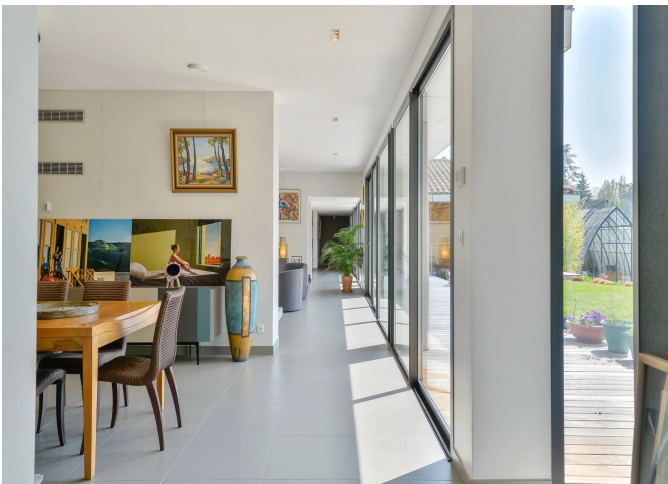
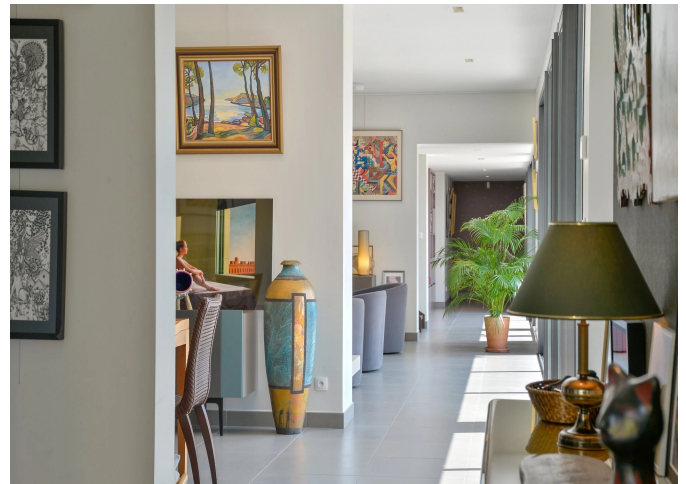


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