



Chasselay - Center - Village house of 240 sqm - Land of 1,190 sqm - 6 bedrooms

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SELLING PRICE : Sold

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SOLE AGENCY

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29, quai Saint-Antoine  
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1, place de la Croix-Rousse  
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6, place de la Libération  
69130 Écully

## DESCRIPTION

Located in the heart of Chasselay, this charming village house has 240 sqm.

The main house, to renovate, consists on the ground floor of a living room with fireplace in working condition, a dining room and a kitchen with fireplace. The sleeping area has 6 bedrooms on the upper levels. The first floor serves the master suite with a large en suite shower room, an office or 2nd bedroom and a 3rd bedroom. The 2nd floor offers 3 additional bedrooms and a large bathroom.

The property also has a barn of about 95 sqm on 2 levels converted into a billiard room and kitchen. A garage of about 79 sqm on 2 levels allows the parking of 2 vehicles and the storage of equipment.

This housing complex takes place on a wooded and flowered ground of 1,190 sqm. It has a lot of potential and it is ideally placed in the heart of this dynamic village and well connected to Lyon by public transport. Agency fees payable by vendor - 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) - Jordane OLAGNE - Agent commercial - EI - RSAC Lyon 812122661

# FEATURES

Type de bien:	House	Surface:	336.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,200.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 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) : A -3kWh/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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