



Chassieu - Contemporary house with swimming pool and football field - 5 bedrooms

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SELLING PRICE : €1,490,000

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6, place de la Libération  
69130 Écully

## DESCRIPTION

CHASSEU-LE-HAUT. Located near the center of Chassieu, this contemporary house with an area of approximately 376 m<sup>2</sup> on a plot of 1,790 m<sup>2</sup>, benefits from a swimming pool, a football field and a beautiful landscaped garden.

It consists on the first level of an entrance, a very beautiful living room with open kitchen with an area of approximately 150 m<sup>2</sup> with access to the terrace and the swimming pool, a laundry area as well as a very large master suite.

The second level consists of two bedrooms with a connecting bathroom, a games room with a balcony as well as a master suite with a private balcony.

A very large garage of approximately 60 m<sup>2</sup> completes this property. Agency fees payable by vendor - Nombre de lots dans la copropriété: 8 - Montant moyen de la quote-part de charges courantes 209 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1120€ ~ 1570€

# FEATURES

|                 |            |                          |                      |                |           |
|-----------------|------------|--------------------------|----------------------|----------------|-----------|
| Type de bien:   | House      | Surface:                 | 308.0 m <sup>2</sup> | Terrain:       | -         |
| Charges:        | €209.00    | Périodicité des charges: | €0.00                | Ascenseur:     | -         |
| Piscine:        | -          | Nombre de lots:          | 8                    | Taxe foncière: | €4,138.00 |
| Parking:        | -          | Compléments de loyer:    | -                    | NB de pièces:  | 8 rooms   |
| NB de chambres: | 4 bedrooms | Honoraire à la charge:   | from the seller      |                |           |

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) : A 58kWh/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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,120.00 et \$1,570.00

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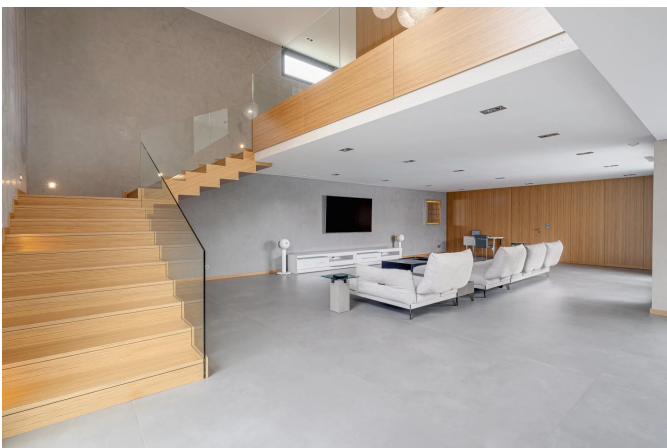


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