



Claveisolles - Villa of around 200 sqm - Garden with swimming pool 2623 sqm -
2 Garages, Workshop and Outbuildings - 5 Bedrooms



SELLING PRICE : Sold

EMAIL : LYON@BARNES-INTERNATIONAL.COM

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69006 Lyon



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29, quai Saint-Antoine
69002 Lyon

1, place de la Croix-Rousse
69004 Lyon

6, place de la Libération
69130 Écully

DESCRIPTION

CLAVEISOLLES. Located in the green Beaujolais, this house from 2011 with an area of approximately 200 sqm is built on a beautiful plot of 2623 sqm with an exceptional panoramic view of the valley.

Located in a natural, privileged environment, out of sight, 5 minutes from the center of Lamure-sur-Azergues and less than an hour from Lyon.

The house consists of an entrance leading to a living room with fireplace, dining room opening onto the terrace. The living room is extended by an open kitchen. At the same level are an office (or bedroom), a bathroom and plenty of storage space.

The first floor consists of the master bedroom with its bathroom and shower, a dressing room, 3 bedrooms, and a shower room.

In the basement a large double garage with automatic gate completes the set. A shower room, a laundry room, 2 huge cellars, a workshop.

Outside, the very pleasant garden is embellished with a salt pool area heated by heat pump of 5 x 10 m, benefiting from all the exhibitions, a summer kitchen and a sheltered terrace as well as a charming game of pétanque.

An annex building potentially suitable for conversion into additional accommodation.

A huge room under the terrace that can accommodate vehicles or other workshop, warehousing, storage (Ideal for a craftsman). 2 Wells, double flow CMV with Canadian well. 601,650 € Agency fees not included - Agency commission: 4.71%VAT included Agency fees payable by buyer - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Pascal GORSE - Agent commercial - EI - RSAC Lyon 821691276

FEATURES

Type de bien:	House	Surface:	200.0 m ²	Terrain:	2623.0 m ²
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,193.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	to the buyer		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 123kWh/m².year

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

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