



Near Communay - House of 360 M² - Land of 1483 M² - 3-4 bedrooms



SELLING PRICE : Sold

EMAIL : LYON@BARNES-INTERNATIONAL.COM

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

Quietly located and enjoying a magnificent view of the mountains of Lyonnais, this beautiful house of 360 M² of the year 2008 on a flat ground of 1483 M², very bright completely open to the outside is built on 2 levels. On the ground floor you will find a large reception room of 74 M² with its upscale kitchen, a scullery, a large loggia of 40 M² with its barbecue-rotisserie with direct access to the garden and its many terraces, a parental room with dressing, bathroom and freestanding bathtub with stunning views of nature. In the mezzanine are two bedrooms with their bathroom, an office, a gym, a painting workshop and a pretty underground wine cellar. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 1,481 €/yearly - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Patrick GOILLON - Agent commercial - EI - RSAC Lyon 387650302

FEATURES

Type de bien:	House	Surface:	364.0 m ²	Terrain:	1483.0 m ²
Charges:	€1,481.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A 67kWh/m².year

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

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