



Couzon-au-Mont-d'Or - 290 sqm family house - 5 or 6 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

This delightful 290 sqm family house is spread over 3 levels. The ground floor is composed of a large light-filled living space measuring a total of 88 sqm with an open kitchen and access to the outside, a study (or additional bedroom), and a pantry. The house has 5 bedrooms. Upstairs, a large landing leads to 3 bedrooms each with their own bathroom or private wash room. 2 bedrooms share a wash room on the lower level. A playroom, laundry room and garage have also been fitted out on this level.

The 5800 sqm landscaped garden includes a large covered terrace and a heated swimming pool affording exceptional views over the Val de Saône. This house is located in quiet surroundings with no overlook and is perfect for families looking for space and nature. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 3,500 €/yearly - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Isabelle FAVRE - Agent commercial - EI - RSAC Lyon 528376676

FEATURES

| | | | | | |
|-----------------|------------|--------------------------|----------------------|----------------|-----------------------|
| Type de bien: | House | Surface: | 290.0 m ² | Terrain: | 5800.0 m ² |
| Charges: | €3,500.00 | Périodicité des charges: | €0.00 | Ascenseur: | - |
| Piscine: | - | Nombre de lots: | - | Taxe foncière: | €2,643.00 |
| Parking: | - | Compléments de loyer: | - | NB de pièces: | 7 rooms |
| NB de chambres: | 5 bedrooms | Honoraire à la charge: | from the seller | | |

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 261kWh/m².year

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

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