



Grezieu-la-Varenne - House of 430 sqm - 9 bedrooms - Land 2 Ha - Annexes and swimming pool

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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  
69004 Lyon

6, place de la Libération  
69130 Écully

## DESCRIPTION

<p>EXCLUSIVE - GREZIEU-LA-VARENNE. Located near the city center, this family property, perfectly maintained, will seduce you by its charm, its character, its unobstructed view and its privileged location in a quiet. Its living area is 430 sqm including convertible attics (about 95 sqm).</p>

<p>This building is perfectly arranged in 3 apartments of 148 sqm, 97 sqm and 87 sqm. It has a total of 9 bedrooms, 2 bathrooms and a shower room.</p>

<p>Outside, its flat plot of 20,000 sqm - not buildable and landscaped, not overlooked and with a view, has a swimming pool, a pool house of about 19 sqm, a closed garage of 18 sqm and 62 sqm of annexes (double garage - pyre - workshop).</p>

<p>BARNES, real estate agency in Lyon, offers you the purchase of this house in Grézieu-La-Varenne. See our different sections:</p>

Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 5,500 €/yearly - Cyril CHABBAT - Agent commercial - EI - RSAC Lyon 820976272

# FEATURES

Type de bien:	House	Surface:	332.0 m <sup>2</sup>	Terrain:	22000.0 m <sup>2</sup>
Charges:	€5,500.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,721.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	13 rooms
NB de chambres:	8 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 -2kWh/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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