



Curis au Mont d'Or - Mansion of around 308 sqm - Independent office of approximately 131 sqm - Land of 2075 sqm - Swimming pool - 6 bedrooms



SELLING PRICE : Sold

EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

14, quai Général Sarrail
69006 Lyon



PHONE : +33478159090
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

EXCLUSIVE - CURIS-AU-MONT-D'OR. If you want to live in a confidential and charming place, I invite you to come and discover this mansion dating from the end of the 19th century. This property of approximately 308 sqm is spread over 3 levels. On the ground floor the entrance leads to a living room, a dining room, a kitchen, as well as a laundry room. On the half floor you will discover a very large reception room with a beautiful fireplace.

Upstairs, 2 bedrooms with a bathroom and a linen room. On the second floor 4 bedrooms and a bathroom. On the garden side, a charming terrace in the shade of a fig tree invites you to relax. At the entrance to the property, a room of approximately 131 sqm is currently rented (offices) with a lease which expires at the end of January 2023. It does not create any opposite or inconvenience for the main house. The 2075 sqm land offers a magnificent landscaped garden with many species and hundred-year-old trees. Heated salt pool. Not overlooked and quiet, this property will offer you an exceptional living environment while remaining at a reasonable distance from Lyon -

TECHNICAL DIAGNOSIS IN PROGRESS. Agency fees payable by vendor - Monique ROCHET -
Agent commercial - EI - RSAC Lyon 439121948

FEATURES

Type de bien:	House	Surface:	308.56 m ²	Terrain:	2075.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€4,113.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	6 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 157kWh/m².year

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

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