



ECULLY - Family house - 5 bedrooms - Garage - Swimming pool - 1 534 sqm plot of land

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SELLING PRICE : €1,390,000

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1, place de la Croix-Rousse  
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6, place de la Libération  
69130 Écully

## DESCRIPTION

ECULLY - Rare - A family home with an unobstructed view, entirely renovated with taste and located in a green setting, quiet and not overlooked.

The house is very bright, and the living space is extended by a large terrace with a bioclimatic pergola, allowing you to enjoy the garden. The living room features a gas fireplace. An open kitchen opens onto the terrace. A laundry room, storeroom and plenty of storage space complete this first level.

On the 2nd floor, you'll find a master suite with bathroom and dressing room, and 2 bedrooms, each with its own shower room.

On the top floor, a large living room that could be used as a games or sports room, 2 bedrooms and a shower room.

A heated 11 x 4 m pool with pool house, garage and wine cellar complete this rare property.

Close to schools and transport links. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 2,550 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 1280€ ~ 1780€ - 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) - Barbara OLIBET - Agent commercial - EI - RSAC Lyon 818782229

# FEATURES

Type de bien:	House	Surface:	226.45 m <sup>2</sup>	Terrain:	1534.0 m <sup>2</sup>
Charges:	€2,550.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,936.00
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) : B 78kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : C kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$1,280.00 et \$1,780.00

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