



ECULLY - CONTEMPORARY HOUSE OF 3444.45 SQ. FT - GROUNDS OF 23099  
SQ. FT - 4 BEDROOMS

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SELLING PRICE : Sold

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

## DESCRIPTION

ECULLY. Exceptional contemporary house of 3444.45 sq. ft approximately on a flat ground of 23099 sq. ft. Built in 2013, this bright home is fully equipped with new generation home automation and high-end materials. It is composed on the ground floor of a living room of 731.94 sq. ft with fireplace, a semi open kitchen of 333.68 sq. ft with wine cellar, an office with independent access. Upstairs, there are 3 bedrooms with private shower rooms, a games room (or 5th bedroom) and a master suite with private bathroom. Air-conditioned house equipped with surveillance systems. Outside, 6 parking spaces, heated pool of 129.16 ft x 43.05 ft with pool house. Calm environment. Near bakery, trade, 3 min walk from bus. Jordane OLAGNE - Agent commercial - EI - RSAC Lyon 812122661

# FEATURES

Type de bien:	House	Surface:	320.0 m <sup>2</sup>	Terrain:	2146.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,986.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	-		

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) : B 100kWh/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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