



Écully - Center - 420 sqm property - 3000 sqm park - 8 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

ÉCULLY CENTER. This 3000 sqm property dating from the mid-19th century is composed of two houses: a master house in a Florentine style with 360 sqm of living space, and a caretaker's lodge with 2 garages on the ground floor topped by a fully renovated 2-bedroom apartment. An imposing gate provides access to the property from the avenue or from the road that runs perpendicular. The ground floor of the main house features a vast dual-aspect hall, 2 adjoining reception rooms that offer a total of 50 sqm, a separate kitchen, a pantry, a study or a bedroom, and a bathroom. This level is surrounded by a large terrace with several access points. The 2nd floor features a lounge/library, 4 bedrooms, a bathroom, a wash room, and a laundry room. On the 3rd floor are 4 bedrooms, a bathroom, a workshop and a large study. This exceptional property includes a 3000 sqm park with a heated pool and hundred-year-old trees, shrubs, gravel paths, lawns and grazing land. The roofs, gutters and facades have all been renovated. This property also includes two outbuildings. Right next to the shops, public transport services and schools, and approximately 10 minutes from the center of Lyon. Agency fees payable by vendor - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Jordane OLAGNE - Agent commercial - EI - RSAC Lyon 812122661

FEATURES

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|-----------------|------------|--------------------------|----------------------|----------------|-----------------------|
| Type de bien: | House | Surface: | 420.0 m ² | Terrain: | 3000.0 m ² |
| Charges: | - | Périodicité des charges: | €0.00 | Ascenseur: | - |
| Piscine: | - | Nombre de lots: | - | Taxe foncière: | €3,983.00 |
| Parking: | - | Compléments de loyer: | - | NB de pièces: | 15 rooms |
| NB de chambres: | 8 bedrooms | Honoraire à la charge: | from the seller | | |

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 145kWh/m².year

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

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