



Écully Centre - Property of 463 m² - Caretaker's house of 48 m² - Park of 3000 m² - 9 bedrooms



SELLING PRICE : €2,690,000

EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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69006 Lyon



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29, quai Saint-Antoine
69002 Lyon

1, place de la Croix-Rousse
69004 Lyon

6, place de la Libération
69130 Écully

DESCRIPTION

EXCLUSIVE - ECULLY CENTRE - Rare, magnificent property dating from around 1870 set in 3000 m2 of land in the heart of the village, close to schools, shops and public transport.

The Florentine-style manor house is built of adobe. With 463 sqm of living space, it spans a basement and 3 stories. The house faces north, south, east and west.

A large through entrance hall leads to the adjoining lounge and dining room. A separate 27 sqm kitchen opens onto the south-facing terrace. A study, shower room and storeroom complete this level.

The first floor comprises 4 bedrooms, a shower room and the master suite with its private bathroom, an office and laundry room.

The second floor has 4 bedrooms, a bathroom and a large games room.

The caretaker's cottage houses a garage on the ground floor and a 48 sqm (3-bedroom) apartment on the first floor.

An outbuilding has been converted into a sports room, and a renovated "folie" has been used as a garden shed.

The grounds are planted with century-old trees, flowering shrubs, gravel driveways, lawns and meadows. The swimming pool is heated.

The roofs, zinc work and facades have been renovated. The boiler is new.

2 parking spaces in the neighbouring condominium with direct access to the house are sold with the property.

This exceptional property has retained all the charm of the past and boasts spacious rooms, a planted setting and a unique location. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 5,696 €/yearly - Montant estimé des dépenses annuelles

d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 5133€ ~
6945€ - 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

Type de bien:	House	Surface:	463.09 m ²	Terrain:	-
Charges:	€5,696.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€4,700.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	15 rooms
NB de chambres:	-	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 196kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$5,133.00 et \$6,945.00

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