



Fontaines-Saint-Martin - 230 sqm property with 150 sqm convertible annexe -
930 sqm plot with views - 5 bedrooms



SELLING PRICE : Sold

EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

14, quai Général Sarrail
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

EXCLUSIVITY - FONTAINES SAINT MARTIN. This property is located in the heart of the Val de Saône, with an area of 230 sqm plus an annex suitable for conversion of 150 sqm. The family property is on the ground floor of a large entrance giving access to a lounge area with fireplace and a beautiful reception room. The sleeping area has 5 bedrooms, including a master bedroom giving access to a balcony of 11 sqm with open views enjoying the Monts d'Or, 2 bathrooms, 1 bathroom and a media / office / reading. The land with great calm totals a surface of 930 smq closed - piscinable and equipped with 2 wells of recovery of rainwater. This property has a spacious garage and a 'annexes' space suitable for conversion into independent studio, workshop or additional rooms. A spacious wine cellar and plenty of storage space complete this rare property, on one of the most popular commune of Val de Saône. This family home has kept all its authentic charm. It is ideally located in the immediate vicinity of Caluire and Cuire - Sathonay Village and many amenities (shops - transport - Schools / MJC & OMBROSA). 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 - Cyril CHABBAT - Agent commercial - EI - RSAC Lyon 820976272

FEATURES

Type de bien:	House	Surface:	230.0 m ²	Terrain:	930.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,008.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 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) : C 127kWh/m².year

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

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