



Edge of the Saône - Caluire-et-Cuire - 220 sqm architect house with swimming pool - 4 Bedrooms - 2 560 sqm of land



SELLING PRICE : Sold

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14, quai Général Sarrail
69006 Lyon



PHONE : +33478159090
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

At the gates of Caluire-et-Cuire, located in a quiet and residential area, this wooden architect house provides 220 sqm, including 191,79 sqm of living space. It consists on the first level of a spacious living room with direct access to the terrace and the garden, an independent kitchen, and a master suite. The night part, on the first floor, accessible by stairs or lift, has a first bedroom with private shower room and direct access to the swimming pool, as well as two other bedrooms and a bathroom. You have the possibility of creating a 5th bedroom. Its brightness with south orientation and clear view, its high ceilings and the charm of the wood, as well as a wooded land of more than 2500 sqm, make this house an exceptional property. A cellar and parking spaces complete this property. You have the possibility of building a covered garage and a pool house. You are in the immediate vicinity of transport, schools and shops, as well as roads to reach the center of Lyon in only 15 minutes. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 2,320.18 €/yearly - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

FEATURES

Type de bien:	House	Surface:	220.53 m ²	Terrain:	2560.0 m ²
Charges:	€2,320.18	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,416.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : B 98kWh/m².year

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

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