



Gleizé - Contemporary property of 236 m² - Land of 4800 m² - 6 bedrooms



SELLING PRICE : €995,000

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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

GLEIZE - This sleek, contemporary property is set in very peaceful, natural surroundings just 30 minutes from Lyon.

Renovated and extended in 2020, this 280 m² house sits on 4,800 m² of land and offers top-of-the-range features.

The entrance hall leads to a spacious living room opening onto the kitchen, where light floods in thanks to the many bay windows offering a 360-degree view of the outdoors.

The house has 6 spacious cleverly laid-out bedrooms, including a master suite with private terrace and a bedroom with completely separate shower room on the ground floor.

A very large swimming pool is the centrepiece of the vast, perfectly tended garden surrounding the property.

A number of storage areas, a wine cellar, a garage accessible from the inside and a state-of-the-art heating system complete the features of this exceptional property. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1970€ ~ 2720€

FEATURES

Type de bien:	House	Surface:	236.02 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,163.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	6 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 141kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,970.00 et \$2,720.00

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