



Grézieu-La-Varenne - House of approximately 192,29 sqm - land of 1343 sqm - 4 bedrooms

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SELLING PRICE : €885,000

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29, quai Saint-Antoine  
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1, place de la Croix-Rousse  
69004 Lyon

6, place de la Libération  
69130 Écully

## DESCRIPTION

**EXCLUSIVE – GREZIEU-LA-VARENNE.** Located in a quiet area, this spacious contemporary house was built in 2008.

It is built on 2 levels with a southern exposure offering exceptional brightness.

The ground floor consists of an equipped kitchen, the living room and the dining room, and a bedroom with bathroom, all with direct access to the terrace and the garden. An office, a laundry room and access to the large garage complete this level.

The sleeping area is upstairs with three bedrooms, each equipped with storage space, and a bathroom. An office space has been set up in the large mezzanine hallway.

Landscaped garden with a heated salt swimming pool.

The village, schools and transport are nearby. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 150 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1620€ ~ 2250€ - Isabelle FAVRE - Agent commercial - EI - RSAC Lyon 528376676

# FEATURES

Type de bien:	House	Surface:	192.29 m <sup>2</sup>	Terrain:	1343.0 m <sup>2</sup>
Charges:	€150.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,713.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 126kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : C kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$1,620.00 et \$2,250.00

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