



LIMONEST - Architect-designed house of 240 sqm - Land of 4172 sqm - 4 bedrooms - Office - Garage - Swimming pool - Annexes



SELLING PRICE : €1,650,000

EMAIL : LYON@BARNES-INTERNATIONAL.COM

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

Exceptional property built into the rock, by the architect Georges GUILLERMONT in 1967, with a magnificent view of the Monts du Lyonnais. This shuttered concrete house has retained its period elements which make this property a true work of art: stained glass, Briare enamels, Italian marble stone, fireplace dug into the rock, Capron ceramic facings, suspended staircase.. .

The ground floor gives you direct access to the large double garage, the cellar and the storage rooms.

The upper floor welcomes you into its living room with a living room, a dining room and a kitchen, opening onto a garden terrace. Two bedrooms and a bathroom complete this level.

The second floor serves a very bright office space enjoying the view. Just like the two other bedrooms located on the same level and opening onto a beautiful garden space.

Finally, the roof terrace of the house offers the swimming pool area where you will completely reconnect with nature, with the immensity of the horizon while being able to enjoy the cocoon offered by the small house designed in a nod to Le Corbusier to dream and relax there at will!

A small annex house of 15m² with mezzanine can accommodate a workshop for example.

Notice to lovers of 20th century history, looking for a warm atmosphere.

As close to Limonest as Saint Didier au Mont d'Or and connected to schools by Juniors Direct buses. 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 : 5500€ ~ 7510€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Marie HOUOT - Agent commercial - EI - RSAC Lyon 438778649

FEATURES

Type de bien:	House	Surface:	238.5 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,439.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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) : F 364kWh/m².year

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

High energy consumption

Estimated amount of annual energy expenditure for standard use:
entre \$5,500.00 et \$7,510.00

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