



Limonest contemporary house of 290m2 on 3200 m2 of ground pool

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SELLING PRICE : Sold

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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

Limonest contemporary house of 290m<sup>2</sup> on 3200 m<sup>2</sup> of ground pool. The house is composed on the ground floor of a beautiful entrance which serves a living room of 60m<sup>2</sup> with focus central fireplace and on one level with the terrace and the garden, a fitted and equipped semi-open kitchen and the night part composed at this level of 3 bedrooms, a bathroom, a shower room and a toilet. Upstairs is a large mezzanine that can serve as office, games room ... In the garden, are 2 other rooms with a shower room, laundry and cellar. An independent garage 1 car completes the property. The house consists of very qualitative materials (wood frame, concrete structure, zinc roof, Red Cedard siding) offers unparalleled sound and thermal comfort. Thanks to its geothermal design and heating, the running costs are very low (150 € / month elec). Awning and parking to park many cars. Quiet, beautiful view on the Monts du Lyonnais, triple exposure, 5 minutes drive from the village of Limonest. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 1,800 €/yearly - 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) - Mathilde BOULÉ - Agent commercial - EI - RSAC Lyon 811409994

# FEATURES

Type de bien:	House	Surface:	298.0 m <sup>2</sup>	Terrain:	-
Charges:	€1,800.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,024.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	-	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : B 78kWh/m<sup>2</sup>.year

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

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