



Limonest - 9 room mansion - Park of 1766 sqm - Billiard room - Swimming pool - 5 bedrooms



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

LIMONEST. Lovely family house on a 1766 sqm park with a lovely open view.

Completely renovated in 2019, this bourgeois residence offers all the comforts of a contemporary house and the charm of an old house.

The entrance leads to a vestibule and a beautiful stone staircase, then a large living room with very friendly kitchen and dining room. The living room with its fireplace has kept all its character: parquet, woodwork, moldings and leads you directly into the garden.

On the 1st floor: two suites with bathroom and shower room, a bedroom and a laundry room.

On the second floor: two bedrooms, a bathroom and toilet, a games room / library.

In the basement: a wine cellar, a technical room, a shower room and a toilet. Directly overlooking the garden, a party room to receive your friends.

In the terraced garden, a 4.5 x 11 heated swimming pool.

A car port and a garage complete this property. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 4,600 €/yearly - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Catherine VALADJI - Agent commercial - EI - RSAC Lyon 802629824

FEATURES

Type de bien:	House	Surface:	440.0 m ²	Terrain:	1766.0 m ²
Charges:	€4,600.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,500.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 133kWh/m².year

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

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