



Lyon 9 - Saint-Rambert - Character house of approximately 480 m² - Indoor swimming pool - Caretaker's house - Park of 6,581 m² - 6 bedrooms



SELLING PRICE : €6,200,000

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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

SAINT-RAMBERT. Very beautiful house of character of approximately 562 sqm renovated in 2023 with a park of 6,581 sqm located at the gates of the Monts d'Or. This house is spread over 3 levels. An entrance hall leads to 2 beautiful reception rooms, a kitchen with a dining room opening onto a large veranda with an indoor swimming pool and a sauna.

On the 1st floor, 1 bedroom including a master suite with its bathroom, its shower room, its large dressing room and an office. A guest bedroom with its bathroom.

Upstairs, a bathroom and 4 bedrooms, one with its own shower room.

A caretaker's house of around 70 sqm, a carport, a workshop, a dovecote, cellars and a pond complete this exceptional property. 6,000,000 € Agency fees not included - Agency commission: 3.33% VAT included Agency fees payable by buyer - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 5130€ ~ 7050€ - Catherine VALADJI - Agent commercial - EI - RSAC Lyon 802629824

FEATURES

| | | | | | |
|-----------------|------------|--------------------------|----------------------|----------------|-----------|
| Type de bien: | House | Surface: | 562.0 m ² | Terrain: | - |
| Charges: | - | Périodicité des charges: | - | Ascenseur: | - |
| Piscine: | - | Nombre de lots: | - | Taxe foncière: | €5,500.00 |
| Parking: | - | Compléments de loyer: | - | NB de pièces: | 8 rooms |
| NB de chambres: | 5 bedrooms | Honoraire à la charge: | to the buyer | | |

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 170kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$5,130.00 et \$7,050.00

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