



Mornant - Historic heart - Village house of 2744 sqm approximately - Land of 6781 sqm - 6 bedrooms

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SELLING PRICE : Sold

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1, place de la Croix-Rousse  
69004 Lyon

6, place de la Libération  
69130 Écully

## DESCRIPTION

MORNANT. Charming village house on 2 levels of 2 744 sqm ideally located in the heart of the village and close to its shops.

On the ground floor after an interior courtyard and a large entrance hall you will find a reception room, a kitchen with view and access to the terrace and the garden, 2 bedrooms, 1 of which with an office area and dressing room as well as a bathroom.

Upstairs, a large living room with its exposed beams, its large fireplace and its island of greenery also overlooks the superb garden. This level also includes 3 bedrooms, a bathroom and an office.

The garden, a veritable Eden, hidden from view, is the spearhead of this property. It hosts many species of plants, palms and cacti from around the world.

The property also includes an independent apartment of 505 sqm on 2 levels currently rented.

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 : 2587€ ~ 3499€ - 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) - Patrick GOILLON - Agent commercial - EI - RSAC Lyon 387650302

# FEATURES

Type de bien:	House	Surface:	-	Terrain:	630.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€315.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	15 rooms
NB de chambres:	6 bedrooms	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 156kWh/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 \$2,587.00 et \$3,499.00

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