



La Mulatière- Townhouse of 172.80 sqm - Cellar- Garage -Garden - 4 bedrooms

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SELLING PRICE : Sold

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EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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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

EXCLUSIVE - LA MULATIERE - Charming family house, renovated in 2019, of 172.80 sqm on two levels including an independent studio. You will enjoy a garden of approximately 330 sqm .

This charming old house has beautiful openings on the garden and the courtyard.

On the ground floor: a living room with fireplace, a dining room, an open kitchen, a laundry room and a studio. Electric heating by heat pump.

On the 1st floor: a parental suite, two bedrooms with a bathroom and an office. Electric radiator heating.

A cellar, a bicycle room, 3 parking spaces and a garage complete this property.

Close to shops, school, college, high school and international school. Agency fees payable by vendor - Nombre de lots dans la copropriété: 73 - Catherine VALADJI - Agent commercial - EI - RSAC Lyon 802629824

# FEATURES

Type de bien:	House	Surface:	172.8 m <sup>2</sup>	Terrain:	300.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	73	Taxe foncière:	€1,569.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

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)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 214kWh/m<sup>2</sup>.year

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

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