



Poleymieux au Mont d'Or- Contemporary House - 3 Bedrooms- 1 Office

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SELLING PRICE : €1,030,000

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EMAIL : [LYON@BARNES-INTERNATIONAL.COM](mailto:LYON@BARNES-INTERNATIONAL.COM)

SOLE AGENCY

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14, quai Général Sarrail  
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

EXCLUSIVITY - POLEYMIEUX-AU-MONT-D'OR. Quiet, with a clear view, contemporary house of 2017 almost on one level totally open to the garden and pool.

It consists of an independent kitchen of a living room with a beautiful office space that can be easily transformed into 4th bedroom if needed. These rooms have direct access to the terrace and garden.

On the same level a master suite with dressing room and bathroom and 2 suites with their shower room.

The garden is enclosed and landscaped. This house at the gates of Lyon has a large terrace with direct access from the living room and the master bedroom . The salt pool is heated.

A car port for two cars. Agency fees payable by vendor - Monique ROCHET - Agent commercial - EI - RSAC Lyon 439121948

# FEATURES

Type de bien:	House	Surface:	-	Terrain:	1581.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,836.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	3 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) : B 83kWh/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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