



Pollionnay - Architect-designed villa 260 m<sup>2</sup> - 4 suites - 1 family room -  
Swimming pool - Garage - 2500 m<sup>2</sup> garden

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SELLING PRICE : €1,370,000

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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



PHONE : +33478159090  
[lyon@barnes-international.com](mailto: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 - POLLIGNONNAY. 260 m<sup>2</sup> family villa designed by an architect in 2011, set in a 2500 m<sup>2</sup> landscaped garden planted with trees, in a quiet location and not overlooked.

Comprising, on the ground floor, a vast 80 m<sup>2</sup> living room (cathedral ceiling, bay windows, contemporary fireplace) opening onto covered terraces (bio-climatic pergola), a fitted and equipped kitchen with adjoining pantry, a 30 m<sup>2</sup> master bedroom suite.

Upstairs, three suites and a family room.

In the basement, a 60 m<sup>2</sup> space is dedicated to sports, relaxation and a cinema/music area.

Fitted wine cellar.

Garage 75 m<sup>2</sup>.

The ideally exposed grounds with exceptional views will enable you to enjoy a variety of wooded areas, a heated 11 x 4 m swimming pool with underwater roller shutter and spa.

Underfloor heat pump heating and air conditioning throughout the house.

The living environment, amenities and comfort are the key features of this unique property.

Tête d'or . This 74 m<sup>2</sup> T2 flat is located in a luxury building with lift.

It comprises a large entrance hall (office, library), a kitchen, a living room, 1 bedroom with a bathroom and dressing room, and a toilet.

Elegant and very well cared for, this quality property is ready to move into immediately, with no work required. Plenty of storage space.

A cellar completes the property. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 5,000 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2023 : 1550€ ~ 2070€ - Pascal

GORSE - Agent commercial - EI - RSAC Lyon 821691276

# FEATURES

Type de bien:	House	Surface:	260.0 m <sup>2</sup>	Terrain:	-
Charges:	€5,000.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,035.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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) : C 117kWh/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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,550.00 et \$2,070.00

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