



Rillieux-la-Pape - Crépieux - House of 261.84 m² - Plot of 957 m² with swimming pool - Garage - Outbuilding - 5 bedrooms - Independent Apartment of 54.85 m²



SELLING PRICE : €1,355,000

EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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 - RILLIEUX-LA-PAPE. Crépieux district, Caluire limit - Located in a residential area, quiet and 10 minutes walk from the train station serving Part Dieu, old house with charm.

The ground floor opens onto a beautiful living room consisting of a living room with fireplace, a dining room and an open kitchen, with direct access to the garden and a sheltered terrace. A games room completes this level.

The first floor has a large landing that can be used as an office, TV lounge, 3 bedrooms and a bathroom.

The second floor serves 2 bedrooms and a bathroom.

The 957m² plot is made up of a parking space in front of the house and an enclosed, flat garden area, facing South-West with a secure swimming pool at the rear.

A garage and an outbuilding complete this property. As well as an independent and renovated apartment with a surface area of 54.85 m². It is composed of a living room, an equipped kitchen, 2 bedrooms and a bathroom.

The geographical location of this house allows easy and quick access to the center of Lyon, schools, Part Dieu train station and St Exupéry airport. 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 : 3670€ ~ 5010€ - Mathilde BOULÉ - Agent commercial - EI - RSAC Lyon 811409994

FEATURES

Type de bien:	House	Surface:	261.84 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€789.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 236kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$3,670.00 et \$5,010.00

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



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