



Rillieux-la-Pape - Property of approximately 200 sqm - Land of 1547 sqm with swimming pool - 5 bedrooms



SELLING PRICE : Sold

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. Located in a residential area 5 minutes walk from the train station serving the Part Dieu, this bourgeois property from the beginning of the 20th century has retained the charm of the old with its period features.

The ground floor opens onto a cement tile entrance, leading to the living room, dining room and kitchen on either side.

The first floor has 3 bedrooms and a bathroom.

The second floor is partly attic and serves 2 large bedrooms and a bathroom.

The basement houses the technical room for the swimming pool, a cellar, a storage space and a small garage.

In the garden, an annex can be used as a workshop or carport.

The swimming pool, below the property, is secure, the garden is enclosed and the view is clear.

The geographical location of this property allows easy and quick access to the center of Lyon, schools, the Part Dieu train station or St Exupéry airport.

The Ombrosa multilingual private school is less than 5 km from the house. 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 : 3290€ ~ 4500€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Marie HOUOT - Agent commercial - EI - RSAC Lyon 438778649

FEATURES

| | | | | | |
|-----------------|------------|--------------------------|-----------------------|----------------|-----------|
| Type de bien: | House | Surface: | 191.35 m ² | Terrain: | - |
| Charges: | - | Périodicité des charges: | €0.00 | Ascenseur: | - |
| Piscine: | - | Nombre de lots: | - | Taxe foncière: | €2,216.00 |
| 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) : E 288kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$3,290.00 et \$4,500.00

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