



Crépieux-la-Pape - 3,584 sq ft estate - 1.11-acre park - 7 bedrooms



SELLING PRICE : Sold

EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

14, quai Général Sarrail
69006 Lyon



PHONE : 04 78 15 90 90
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. This Art Deco estate dating from 1923 provides approximately 3,584 sq ft of living space and 2,206 sq ft of annexes. The original decorative features have been preserved, such as the guardrails, the cement tiles, the doorknobs, the veranda, and the balusters. The ground floor is composed of a reception room opening onto the West-facing veranda with a charming bow window, a dining room with a fireplace, a family kitchen opening out onto the terrace, and an office. On the 2nd floor are 7 bedrooms and 3 bathrooms. Playroom on the 3rd floor. Option to make the partition off two self-contained apartments on the 2nd and 3rd floors. Spacious rooftop terrace.

This property also includes an attic, a vaulted wine cellar, a garage, a laundry room, a wash house, a henhouse, and a workshop.

The 1.11-acre landscaped park includes a swimming pool and various relaxation, walking and playground spaces surrounded by incredible trees. Agency fees payable by vendor - Catherine VALADJI - Agent commercial - EI - RSAC Lyon 802629824

FEATURES

Type de bien:	House	Surface:	333.0 m ²	Terrain:	4500.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	7 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) : C 153kWh/m².year

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

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