



Crépieux - 3,745 sq ft designer house with a pool - 2.37-acre plot of land - 4 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

Nestled in the heart of a forest, this designer house built in 2003 offers 3,745 sq ft of living space over 3 levels. The ground floor is composed of a large 699 sq ft reception room with a fireplace, a separate kitchen with an adjoining pantry, and a study. This space is bathed in light thanks to the large windows. On the 2nd floor are 4 bedrooms. A space is designed specifically for parents with a bedroom opening onto the exterior thanks to its sunroof and its sliding door, a large walk-in closet, and a bathroom with a jacuzzi and a sauna overhanging the pool. You can access the second sleeping quarters via a walkway that features 3 bedrooms, each with an en suite wash room, and a laundry room. On the garden level, this property is completed by a gym, a cellar, and a storage area. The 2.37-acre plot of land is fitted out with a heated overflow pool and a pool house. This property also comes with 3 double garages. Agency fees payable by vendor - Ghislaine MASCARELLO - Agent commercial - EI - RSAC Lyon 820177251

FEATURES

Type de bien:	House	Surface:	348.0 m ²	Terrain:	9600.0 m ²
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€5,719.00
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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 112kWh/m².year

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

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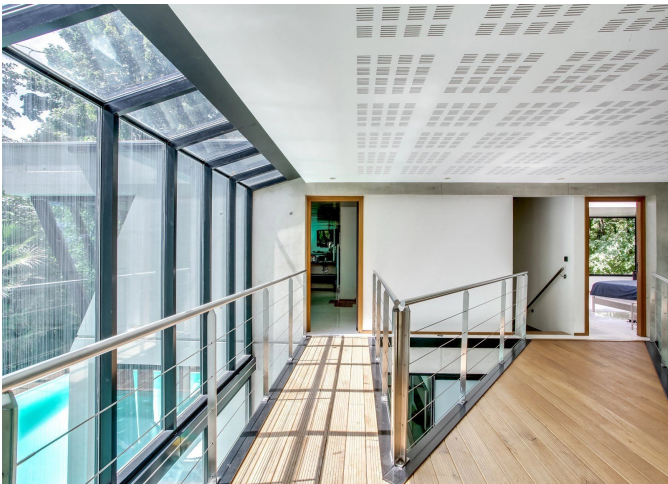


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