



Rochetaillée-sur-Saône - Air-conditioned house - 216 sqm - Land 1200 sqm -
Swimming pool - Poolhouse - 2 Bedrooms - 2 Suites



SELLING PRICE : €995,000

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69006 Lyon



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29, quai Saint-Antoine
69002 Lyon

1, place de la Croix-Rousse
69004 Lyon

6, place de la Libération
69130 Écully

DESCRIPTION

ROCHETAILLÉE-SUR-SAÔNE. In the heart of the Rochetaillée-sur-Saône hill, very close to Fontaines-sur-Saône and the facilities of Neuville-sur-Saône.

Air-conditioned house with a total surface area of approximately 216 sqm, located on a plot of approximately 1200 sqm, offering a view of a green and peaceful setting.

Discover two single-storey suites of approximately 20 sqm each, equipped with a shower room and a bath, as well as a gym/cinema room of approximately 30 sqm. This level is decorated with an extra living room of approximately 19 sqm, a laundry room, a storage room and a swimming pool.

On the upper level, enjoy a bright living room of approximately 70 sqm with large bay windows offering a panoramic view of the Monts d'Or and the Saône from a spacious outdoor terrace of approximately 100 sqm with dining area. Two bedrooms (10 and 13 sqm), a bathroom with shower and bathtub.

The exterior is a true haven of peace with its 2 terraces, its salt swimming pool and its perfectly landscaped garden. 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 : 1650€ ~ 2290€€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Cyril CHABBAT - Agent commercial - EI - RSAC Lyon 820976272

FEATURES

Type de bien:	House	Surface:	216.0 m ²	Terrain:	1208.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,603.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 143kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,650.00 et \$2,290.00

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