

”

Rochetaillée-sur-Saône - Single storey property of approximately 295 sqm -
4/5 bedrooms - Games room - Office - Swimming pool - Carport - Land of 3400
sqm



SELLING PRICE : €2,450,000

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

EXCLUSIVITY - ROCHETAILLÉE-SUR-SAÔNE town sought after for its calm and its proximity to Lyon 15 minutes by car as well as its shops, its motorway access and its relaxed lifestyle at the gates of the Monts d'Or.

On an exceptional flat plot of approximately 3400 sqm without vis-à-vis and in absolute calm, in a confidential dead end ensuring the discretion and tranquility of its occupants, we offer for sale a rare single-storey property of 295 m² around, of contemporary architecture and inspiration of the Spanish "hacienda".

It has a totally enclosed and perfectly vegetated exterior, with swimming pool and 300 sqm terraces (including covered with summer kitchen and barbecue).

The property on one level from its exterior reception hall gives access to an entrance leading to a living space, living room, dining room, fireplace area of more than 60 m², just as bright as it is warm thanks to its large sliding openings allowing a direct access to the exteriors and offering a peaceful view of its garden, its swimming pool and an indirect unobstructed view of the Monts d'Or Lyonnais.

A bright kitchen with double exposure, semi-open from the living area and perfectly equipped with more than 28 sqm also gives direct access to the large outdoor terraces.

The sleeping area is just as comfortable and pleasant allowing direct access to the exterior and has 4 children's bedrooms with storage and two shower/bathrooms. Finally, a master suite with its bathroom and private dressing room completes this sleeping area.

This exceptional property, rare for sale, also has a 30 sqm office space as well as a basement to accommodate a gym / games room currently equipped with a "sauna" and finally of a laundry room.

The property has many parking lots, including covered (CarPort). Finally, two technical rooms and a pool cover complete this property. 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 : 2650€ ~ 3660€ - 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: | 295.0 m ² | Terrain: | 3400.0 m ² |
| Charges: | - | Périodicité des charges: | €0.00 | Ascenseur: | - |
| Piscine: | - | Nombre de lots: | - | Taxe foncière: | €3,426.00 |
| 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 175kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$2,650.00 et \$3,660.00

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



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