



Saint-Cyr-au-Mont-d'Or - Apartment of 143.02 sqm on the ground floor - Private garden of 986 sqm with Swimming pool - 5 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 - ST CYR AU MONT D'OR. In absolute calm, this charming 143.02 sqm apartment on the ground floor of an 18th century bourgeois mansion feels like a house. Tastefully renovated in 2019, it has a private garden of 986 sqm and a heated swimming pool of 3.5 mx 9 m. On the ground floor, it consists of an entrance with large storage cupboards, a living room opening onto a fitted kitchen opening onto a terrace, three bedrooms and a spacious bathroom, as well as laundry. A pretty spiral staircase leads to the first floor where there is a master bedroom with dressing room and bathroom. A pool house now housing an additional bedroom and a bathroom (convertible into an office) and four parking spaces complete this property. Co-ownership of 5 lots. Agency fees payable by vendor - Nombre de lots dans la copropriété: 5 - Montant moyen de la quote-part de charges courantes 1,700 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1610€ ~ 2210€ - Stéphanie CARPE-MANOUKIAN - Agent commercial - EI - RSAC Lyon 753 042 209

FEATURES

Type de bien:	Apartment	Surface:	143.02 m ²	Terrain:	986.0 m ²
Charges:	€1,700.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	5	Taxe foncière:	€1,381.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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 172kWh/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 \$1,610.00 et \$2,210.00

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