



Saint-Cyr-au-Mont d'Or - Property - Land of 2347 m² - Swimming pool - Double garage - 7 bedrooms



SELLING PRICE : €1,976,000

EMAIL : LYON@BARNES-INTERNATIONAL.COM

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

SAINT-CYR-AU-MONT D'OR. In the heart of a garden, the property offers an entrance with cloakroom, a large living / dining room with cathedral ceiling with fireplace facing south, an independent kitchen with pantry and laundry room.

West side, a first night part consists of a parental space with bedroom, office, dressing room, bathroom, two additional suites each opening onto a terrace, an independent office, and plenty of storage.

On the east side, the house offers 3 bedrooms, 2 of which are upstairs, 2 bathrooms and a small kitchen. This part, which can benefit from an independent entrance, is ideal to accommodate a liberal profession, a workshop or staff. A large basement, a wine cellar and a double garage complete this property.

The fully fenced and very well maintained garden has a swimming pool (8x4 m).

The house is located 2 minutes walk from the buses leading to the Gare de Vaise metro station and a few minutes from the city center on foot. 1,900,000 € Agency fees not included - Agency commission: 4%VAT included Agency fees payable by buyer - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 3890€ ~ 5330€ - Elodie BERRY - Agent commercial - EI - RSAC Lyon 893418319

FEATURES

Type de bien:	House	Surface:	369.46 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€4,539.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 rooms
NB de chambres:	7 bedrooms	Honoraire à la charge:	to the buyer		

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 177kWh/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 \$3,890.00 et \$5,330.00

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

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