



SAINT CYR AU MONT D'OR - Single-storey architect-designed house 210 sqm -  
basement 110m<sup>2</sup> - 5 bedrooms - open view - Garage - Swimming pool

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SELLING PRICE : €2,100,000

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69004 Lyon

6, place de la Libération  
69130 Écully

## DESCRIPTION

Contemporary architect-designed house with a total surface area of 362 sqm in Saint Cyr au Mont d'Or. This property, completely redesigned in 2017 by a recognized Lyonnais architect, offers a single-storey space of 226 sqm of living space plus a basement of approximately 110 sqm as well as a garage of approximately 45 sqm, all on a landscaped plot of 3,684 sqm approximately.

The strong points of this property are its calm environment, its large spaces on one level, its breathtaking view, its generous volumes, its brightness, and the absence of work to be planned.

On one level, it is composed of a beautiful entrance, a cloakroom area, a large kitchen open to the dining room and the living room offering a clear view, a master suite with dressing room and bathroom. water, as well as 3 other bedrooms, a dressing room and a bathroom.

The finished basement includes a large garage, a wine cellar, a laundry room, a guest bedroom with adjoining bathroom and two useful rooms.

Outside, a large terrace with bioclimatic pergola, a heated swimming pool with pool house complete this exceptional property.

This contemporary property in Saint Cyr au Mont d'Or offers an absolute setting of tranquility. 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 : 1330€ ~ 1850€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) - Cyril CHABBAT - Agent commercial - EI - RSAC Lyon 820976272

# FEATURES

Type de bien:	House	Surface:	226.4 m <sup>2</sup>	Terrain:	3684.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,032.00
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 110kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : A kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$1,330.00 et \$1,850.00

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