



Saint-Cyr-au-Mont-d'Or - House of 305 sqm - Land of 3480 sqm - 5 bedrooms -
Swimming pool - Spa - Garage



SELLING PRICE : €2,780,000

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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

SAINT-CYR-AU-MONT-D'OR. Exceptional view for this completely renovated architect's house of 305 sqm on enclosed and landscaped grounds of 3480 sqm.

You will discover the property by a beautiful alley of century-old olive trees which serves a parking lot, the garage and the house.

This consists of an entrance, an 86sqm living room with open kitchen, with direct access to a large living terrace enjoying the breathtaking view, a laundry room and an office.

The floor offers two suites, with bathroom and dressing room and two bedrooms with a shower room.

The ground floor consists of a very large terrace, a suite with dressing room and shower room, a summer kitchen / living room and a SPA with large Jacuzzi, a wine cellar.

The fully enclosed garden with trees has a swimming pool and a pétanque court.

A real holiday home, in the countryside, not overlooked and in absolute calm, at the gates of Lyon, which benefits from excellent energy performance and top-of-the-range services. 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 : 1500€ ~ 2090€ - Mathilde BOULÉ - Agent commercial - EI - RSAC Lyon 811409994

FEATURES

Type de bien:	House	Surface:	305.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,395.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 rooms
NB de chambres:	5 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) : B 86kWh/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 \$1,500.00 et \$2,090.00

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