



Saint-Didier-au-Mont-d'or - House of 177,62 m<sup>2</sup> with garden - Double garage - 5 Bedrooms

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SELLING PRICE : €1,295,000

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SOLE AGENCY

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69006 Lyon



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29, quai Saint-Antoine  
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1, place de la Croix-Rousse  
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6, place de la Libération  
69130 Écully

## DESCRIPTION

EXCLUSIVITY - SAINT-DIDIER-AU-MONT-D'OR.

In a secure, wooded and carefully maintained estate, you will appreciate the calm and family atmosphere of this place, close to the Fromente college and 3 minutes from the village centre.

This house, renovated with great taste in 2021, is ideally arranged and has 177.62 m<sup>2</sup> on 2 levels and a beautiful garden.

On the ground floor, an entrance, a suite with a shower room, a large cellar of 18 m<sup>2</sup>.

On the first level, a very nice and spacious living room with a fitted kitchen facing the landscaped garden.

The night area consists of 4 bedrooms including a master suite, a laundry room, 2 shower rooms and plenty of storage space. Each bedroom has a built-in cupboard.

A double garage completes this property.

You will be seduced by the quality of the services of this domain: swimming pool, pool house, 2 tennis courts, ground of game of bowls, full-time gardener.

To see without delay... Agency fees payable by vendor - Nombre de lots dans la copropriété: 41 - Montant moyen de la quote-part de charges courantes 1,600 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 2434€ ~ 3294€ - Alexandra APRILE - Agent commercial - EI - RSAC Lyon 839713112

# FEATURES

Type de bien:	House	Surface:	177.62 m <sup>2</sup>	Terrain:	-
Charges:	€1,600.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	41	Taxe foncière:	€1,783.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 249kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$2,434.00 et \$3,294.00

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