



Saint-Didier-au-Mont-d'Or - House of 184 sqm - Land of 1525 sqm with swimming pool - 4 bedrooms

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SELLING PRICE : Sold

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EMAIL : [LYON@BARNES-INTERNATIONAL.COM](mailto:LYON@BARNES-INTERNATIONAL.COM)

SOLE AGENCY

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14, quai Général Sarrail  
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

EXCLUSIVE RIGHTS - LES MONTS D'OR. This 2001 house in perfect condition has 184 sqm on 2 levels. It consists on the ground floor of a living room and bright dining room with access to the south facing terrace, a furnished and equipped kitchen and a pantry / laundry. The sleeping area has 4 bedrooms including a master bedroom on one level with its dressing room and bathroom. A spa and a gym also enhance this ground floor. The floor consists of 3 bedrooms and a bathroom. The enclosed and planted garden of 1525 sqm, has a swimming pool. A games room or extra bedroom and a garage complete this property. Close to buses, quick access to the metro. Agency fees payable by vendor - Isabelle FAVRE - Agent commercial - EI - RSAC Lyon 528376676

# FEATURES

Type de bien:	House	Surface:	184.0 m <sup>2</sup>	Terrain:	1525.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,660.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : B 103kWh/m<sup>2</sup>.year

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

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