



Saint-Didier-au-Mont-d'Or - 2,368 sq ft contemporary house - 0.22-acre plot -  
4 bedrooms

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SELLING PRICE : Sold

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69002 Lyon

1, place de la Croix-Rousse  
69004 Lyon

6, place de la Libération  
69130 Écully

## DESCRIPTION

EXCLUSIVE RIGHTS. This atypical 220 sqm contemporary house was built in 2016 by architect Michel Guillod. It is composed of a large and bright reception room that opens up entirely onto the exterior thanks to its large sliding doors. The open kitchen is equipped with top-of-the range fittings. You will find a master suite with a closet and a wash room on the ground floor, along with 3 master suites upstairs each with their own closet and bathroom or wash room. The 900 sqm plot includes a swimming pool and a summer kitchen. This property also includes a laundry room, a double garage and numerous parking spaces. Its prime location ensures peace and quiet while remaining close to all conveniences. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 3,000 €/yearly - Isabelle FAVRE - Agent commercial - EI - RSAC Lyon 528376676

# FEATURES

|                 |            |                          |                      |                |                      |
|-----------------|------------|--------------------------|----------------------|----------------|----------------------|
| Type de bien:   | House      | Surface:                 | 220.0 m <sup>2</sup> | Terrain:       | 900.0 m <sup>2</sup> |
| Charges:        | €3,000.00  | Périodicité des charges: | €0.00                | Ascenseur:     | -                    |
| Piscine:        | -          | Nombre de lots:          | -                    | Taxe foncière: | €1,500.00            |
| 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) : A 50kWh/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

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