



Saint-Didier-au-Mont d'Or - House with 5 Bedrooms - Land of 1881 m<sup>2</sup> -  
Swimming pool.

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SELLING PRICE : €1,270,000

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69002 Lyon

1, place de la Croix-Rousse  
69004 Lyon

6, place de la Libération  
69130 Écully

## DESCRIPTION

SAINT DIDIER AU MONT D'OR. Beautiful house, near the college Fromente, in a very green environment, open to a large garden with swimming pool.

On the first level on the ground floor the entrance serves 4 bedrooms and a bathroom. A laundry room.

On the first level the kitchen and living room open onto a large terrace with access to the pool and garden. The living room is through East-West and offers a very nice view.

On this same level there is a room converted into a dressing room (which could be a bedroom) and a bathroom.

The parental area is arranged on the upper level and consists of a large bedroom and an office.

A double garage in the basement, a cellar and a carport complete this property.

The pool is secure. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 200 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 3060€ ~ 4190€ - Monique ROCHET  
- Agent commercial - EI - RSAC Lyon 439121948

# FEATURES

Type de bien:	House	Surface:	221.0 m <sup>2</sup>	Terrain:	1881.0 m <sup>2</sup>
Charges:	€200.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,207.00
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 232kWh/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 \$3,060.00 et \$4,190.00

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