



Saint-Didier-au-Mont-d'Or-Exceptional property of 420sqm2-Garden of 1800sqm2



SELLING PRICE : Sold

EMAIL : LYON@BARNES-INTERNATIONAL.COM

14, quai Général Sarrail
69006 Lyon



PHONE : +33478159090
lyon@barnes-international.com

29, quai Saint-Antoine
69002 Lyon

1, place de la Croix-Rousse
69004 Lyon

6, place de la Libération
69130 Écully

DESCRIPTION

This beautiful old building from 1890, has been renovated with charm and authenticity. Located in a highly sought after area of the Monts d'Or, it is built on three levels which all enjoy a magnificent view of Fourviere, Lyon and its surroundings.

It consists on the ground floor of a living room of 43m², a dining room of 33m², each with a fireplace, and a kitchen of 31m².

The whole is oriented South and West and benefits from a direct access on the outside and the swimming pool.

On the 1st floor are a master bedroom, with dressing room and bathroom and two bedrooms with bathroom or bathroom.

On the 2nd floor are two further bedrooms with en-suite bathrooms.

60m² of roofs remain also to arrange.

The garden, perfectly maintained, and all walled, offers a pool of 11m by 5, a covered terrace of m² and a kitchen garden.

Four parking spaces complete this exceptional property. Agency fees payable by vendor -

Montant moyen de la quote-part de charges courantes 4,200 €/yearly - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques :

www.georisques.gouv.fr - Fabienne STREICHENBERGER - Agent commercial - EI - RSAC Lyon
819572421

FEATURES

Type de bien:	House	Surface:	424.0 m ²	Terrain:	1800.0 m ²
Charges:	€4,200.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,200.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : B 108kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : C kg CO₂/m².an

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