



Saint-Didier-au-Mont-d'Or - Family house of approx. 283 m<sup>2</sup> - Plot of 1260 m<sup>2</sup> - 5 bedrooms - Games room - Swimming pool - Garage

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SELLING PRICE : €2,590,000

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6, place de la Libération  
69130 Écully

## DESCRIPTION

Saint-Didier au Mont d'Or - Favorite for this charming house, very bright, of approximately 320m<sup>2</sup>, in absolute calm and not overlooked, it is close to buses and the village center.

Facing south, it consists, on the ground floor, of an entrance, a kitchen with direct access to the garden, a living room of approximately 90m<sup>2</sup> also opening onto a large terrace and the garden, a games room/guest bedroom and a shower room.

The first floor includes a master suite with its bathroom and dressing room, four bedrooms and two bathrooms.

The landscaped garden is a real cocoon, it benefits from a secure pond-style swimming pool and a large terrace, it is completely enclosed and sheltered from view. A double garage and a double carport complete the property. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 2590€ ~ 3540€ - Mathilde BOULÉ - Agent commercial - EI - RSAC Lyon 811409994

# FEATURES

Type de bien:	House	Surface:	283.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,063.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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) : C 146kWh/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

Estimated amount of annual energy expenditure for standard use:  
entre \$2,590.00 et \$3,540.00

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