



Saint-Genis-Les-Ollières - House of 173.12 sqm - Land of 1158 sqm - Swimming pool and garage - 5 bedrooms

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SELLING PRICE : Sold

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SOLE AGENCY

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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 - SAINT-GENIS-LES OLLIÈRES-** Located in a residential area, this pretty family home welcomes you in a quiet environment and not overlooked. The exterior is neat, with its recent partly sheltered terrace, its garden with swimming pool and its pleasant East, South and West exposures.

The living rooms open onto the garden and offer beautiful spaces with a large living room with wood burning insert, a dining room and a semi-open kitchen.

A half-level serves the night side with 3 bedrooms and their bathroom as well as a master suite with its own bathroom.

The half-level basement hosts an additional bedroom that can have completely independent access, with its bathroom.

Storage spaces, a laundry room, a cellar and a garage complete this property.

A few minutes walk from the village and transport, the location allows easy access to shops and schools. For college, the Jean Rostand establishment (in Craponne) is 9 minutes away by car, as is the Blaise Pascal high school (in Charbonnières) or the Saint Joseph institution (in Tassin). The nearby bus line also provides access by bus to the Gorge de Loup station in 30 minutes. Agency fees payable by vendor - Nombre de lots dans la copropriété: 9 - Montant moyen de la quote-part de charges courantes 700 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1910€ ~ 2620€ - 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) - Marie HOUOT - Agent commercial - EI - RSAC Lyon 438778649

# FEATURES

Type de bien:	House	Surface:	173.12 m <sup>2</sup>	Terrain:	-
Charges:	€700.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	9	Taxe foncière:	€2,110.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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) : D 202kWh/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 \$1,910.00 et \$2,620.00

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