



Saint-Germain-Nuelles - Contemporary house - Swimming pool - Land 3000 sqm - 5 Bedrooms - 1 office



SELLING PRICE : Sold

EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

14, quai Général Sarrail
69006 Lyon



PHONE : 04 78 15 90 90
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

EXCLUSIVE - SAINT-GERMAIN-NUELLES. Between vineyards and countryside with exceptional views and flat land, let yourself be carried away by this superb architect-designed house, composed of a hall, a winter garden, an equipped kitchen opening onto the vast dining room, living room, bathed in light thanks to with its large bay windows, facing east-south-west, an office, a master parental suite giving access to the terrace facing the swimming pool and the garden. The first floor consists of 4 bedrooms, one with a large terrace and a panoramic view, they share a bathroom, each with an unobstructed view of the countryside. this contemporary house will seduce you with its top-of-the-range services, the quality of the materials, respectful of the environment, its landscaped garden, its salt water swimming pool. A holiday feel 15 minutes from the gates of Lyon. Agency fees payable by vendor - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Pascal GORSE - Agent commercial - EI - RSAC Lyon 821691276

FEATURES

Type de bien:	House	Surface:	240.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,868.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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 89kWh/m².year

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

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