



Saint-Loup - 279,20 sqm Villa - Garden of 2611 sqm - 7 bedrooms

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SELLING PRICE : Sold

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69002 Lyon

1, place de la Croix-Rousse  
69004 Lyon

6, place de la Libération  
69130 Écully

## DESCRIPTION

SAINT-LOUP. Located in a quiet and residential area of the charming town of Saint-Loup, this house with exceptional view has 279,20 sqm to offer. It is composed on the first level of a vast entrance hall, a fully equipped kitchen and a spacious living room, living room with fireplace, dining room with direct access to the verandas and the garden. On the same level you will also find the night space composed of a master suite with bathroom and dressing room, two bedrooms.

On the ground floor, this house offers 5 bedrooms, a bathroom, a cellar, a boiler room, a laundry room, many clearances, a garage.

Very beautiful luminosity thanks to its south orientation and its clear view, with very beautiful volumes as well as a splendid raised ground. Very beautiful invoice this property, offers a nice potential and will be ideal for a large family. You are close to the A89, N7, transports, schools, colleges, high schools and shops, hospitals. 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](http://www.georisques.gouv.fr) - Pascal GORSE - Agent commercial - EI - RSAC Lyon 821691276

# FEATURES

Type de bien:	House	Surface:	279.2 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,298.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 rooms
NB de chambres:	8 bedrooms	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 159kWh/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

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