



Saint-Pierre-La-Palud - House of 300 sqm - 4 Suites

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SELLING PRICE : Sold

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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

SAINT-PIERRE-LA-PALUD. In the heart of nature and the Monts du Lyonnais mountains with an exceptional and panoramic view of Lyon, its surroundings and the Alps...

This stone house is a true haven of peace in a green setting.

On the garden level, it comprises a huge reception room with a Louis XVI style fireplace in Burgundy stone, a kitchen with professional equipment, a living room (study), 1 bathroom and 2 toilets, 3 suites with a shower room and Italian-style earthenware showers and toilets, giving direct access to the terrace and the outdoors,

Upstairs, a Master suite, dressing room, shower room, WC and Italian shower.

1 Basement complete with 1 boiler room, laundry room, 1 cellar, 2 storage rooms and storage.

Several shelters (Chalets) for wood, garden tools and vehicles, 1 henhouse, playground.

An enclosed park, wooded with oak, chestnut and pine trees gives this charming place a unique lifestyle that is perfectly integrated into its natural surroundings.

Ideal for relaxing with family and friends.

This charming property is currently used as a Maison et table d'hôtes. 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:	300.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,492.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 135kWh/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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