



Saint-Romain-au-Mont-d'Or - Village center - 160 sqm village house - 243 sqm of land - 5 bedrooms

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SELLING PRICE : Sold

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EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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14, quai Général Sarrail  
69006 Lyon



PHONE : +33478159090  
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-ROMAIN-AU-MONT-D'OR. Located at the end of a pedestrian alley in the center of the village, this terraced village house, very recently renovated with quality materials, provides 180 sqm of living space. It consists on the first level of a living room and a kitchen semi-open to the dining room, with direct access to the garden. The night area, on the first floor, has a master suite with private shower room, three other bedrooms and a bathroom. On the second floor, the converted attic has been transformed into a spacious and charming 5th bedroom. Former press, this 19th century house combines the character of the old and the taste of the contemporary. Its stone facade, exposed beams, and adjoining garden of around 140 sqm make this house an exceptional property. Direct car access complete this property. You are in the immediate vicinity of transport, schools and shops. No work is expected. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 2,372.26 €/yearly - 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)

# FEATURES

Type de bien:	House	Surface:	180.0 m <sup>2</sup>	Terrain:	243.0 m <sup>2</sup>
Charges:	€2,372.26	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€880.00
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) : C 121kWh/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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