



Saint-Romain-Au-Mont-D'Or- Exclusivity- House of 210 sqm- 4 bedrooms - swimming pool on ground of 990 sqm



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

Ideally located near the center of St Romain Au Mont d'Or, pretty village in golden stones, 15 minutes from Lyon, in lush greenery, this beautiful house type Bastide of 210 sqm, consists on the ground floor a large bright living room with wood stove and stone floor, a kitchen, a bedroom with bathroom and a laundry room in the basement. On the floor, the night part totals 2 rooms and a bathroom, as well as the parental suite with room of water.

The land of 990 sqm is equipped with a beautiful pool area and several charming terraces, one with spa, protected by greenery. You will be seduced by the charm of this house. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 3,600 €/yearly -

Isabelle FAVRE - Agent commercial - EI - RSAC Lyon 528376676

FEATURES

Type de bien:	House	Surface:	210.0 m ²	Terrain:	990.0 m ²
Charges:	€3,600.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,800.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 189kWh/m².year

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

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