



1930s house - Wooded grounds of 1299 sqm with swimming pool - 4 bedrooms

---



SELLING PRICE : €1,695,000

---

EMAIL : [LYON@BARNES-INTERNATIONAL.COM](mailto:LYON@BARNES-INTERNATIONAL.COM)

---

14, quai Général Sarrail  
69006 Lyon



PHONE : +33478159090  
[lyon@barnes-international.com](mailto: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

Sainte-Foy-lès-Lyon - Family house with a total floor area of approximately 266 m<sup>2</sup>, lose to all amenities, located in lush greenery on a plot of 1,299 sqm.

This house on 3 levels is composed of:

On the ground floor of an entrance hall serving an equipped kitchen, a living room opening onto a large balcony with a magnificent view of the Lyon mountains. A desk.

Upstairs, you will find 3 bedrooms including 1 master bedroom with bathroom, a bedroom with a shower and a bedroom with its own bathroom. A TV lounge.

The ground floor offers a suite with a living room opening onto the terrace.

A games room, a laundry room, a cellar and a large wine cellar complete this property.

In the lush garden, you will enjoy a heated swimming pool, a pretty outbuilding and 3 parking spaces.

The location, the charm of the old make it a rare exceptional property for sale. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 3480€ ~ 4760€ - 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) - Barbara OLIBET - Agent commercial - EI - RSAC Lyon 818782229

# FEATURES

Type de bien:	House	Surface:	-	Terrain:	1299.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,563.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 242kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : D kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$3,480.00 et \$4,760.00

---

14, quai Général Sarrail  
69006 Lyon



PHONE : +33478159090  
[lyon@barnes-international.com](mailto: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



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