



Sainte-Foy-lès-Lyon - House 220 m<sup>2</sup> - Land 1587 m<sup>2</sup> - 6 bedrooms - Swimming pool

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SELLING PRICE : €1,250,000

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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

VALILOUD. In an area overlooking the city and the rivers, a 15-minute walk from Perrache train station, this house has 220 m<sup>2</sup> on 3 levels. It benefits from a triple exposure and a panorama of the Alps.

The main level, surrounded by terraces, has a beautiful living room with fireplace, an adjoining kitchen, a master suite with bathroom, as well as a large office in the extension of the house.

The lower level includes 2 bedrooms sharing a bathroom, a space for home cinema and/or office and an entrance with storage.

The upper level also offers two bedrooms with a connecting bathroom.

Upstream, at the rear of the house, terraces on one level and higher, a 10 m<sup>2</sup> swimming pool adorns the wooded garden.

A closed garage as well as outdoor parking spaces complete this house. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 2250€ ~ 3090€

# FEATURES

Type de bien:	House	Surface:	-	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,903.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	6 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) : C 160kWh/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 \$2,250.00 et \$3,090.00

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