



Seyssuel - Old renovated house of approximately 240 sqm - Flat land of 1,990 sqm - 5 bedrooms



SELLING PRICE : €1,150,000

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14, quai Général Sarrail
69006 Lyon



PHONE : +33478159090
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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

SEYSSUEL - Located in a residential area and in absolute calm, this very beautiful old residence, completely reconfigured in 2013 by a renowned architect, benefits from contemporary decoration and fittings made with quality materials and offers you 8 rooms.

The garden level consists of a beautiful living room of approximately 100 sqm including the entrance, the dining room, an open kitchen with its pantry and glass roof, a lounge and a master bedroom.

On the first floor you will find 3 bedrooms with two bathrooms and dressing room.

Finally, the second floor offers you a fifth bedroom of approximately 40 sqm with an office space.

Outside, a flat, wooded plot of 1,990 sqm offers a swimming pool and its pool house, a double garage and a car port. 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 : 1880€ ~ 2600€ - Patrick GOILLON - Agent commercial - EI - RSAC Lyon 387650302

FEATURES

Type de bien:	House	Surface:	248.0 m ²	Terrain:	1990.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 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) : C 116kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,880.00 et \$2,600.00

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