



Tassin-la-Demi-Lune - Aigas - Architect house of approximately 206.41 sqm -
Land of 3431 sqm - 4 bedrooms



SELLING PRICE : Sold

EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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 - TASSIN-LA-DEMI-LUNE. Located in the Aigas district, this 1974 architect-designed house has around 207 sqm of living space on 2 half-levels. Surrounded by a listed wooded area, it is close to nature and comprises a 100 sqm living space on the garden level, including a living room with a marble stone floor, a fireplace and a 2.70 m high ceiling, as well as a 20 sqm independent kitchen. Through large openings, there is direct access to the south-facing terrace. On the half-floor, there are 4 suites, one of which has a bathroom and dressing room, 3 with shower rooms, an office and a mezzanine. The lower level consists of a 35 sqm games room, a laundry room and a single garage ; a 40 sqm cellar completes this property. The house is built on 3,431 sqm of wooded and classified land. Agency fees payable by vendor - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Marie VIGNON - Agent commercial - EI - RSAC Lyon 442866554

FEATURES

Type de bien:	House	Surface:	206.0 m ²	Terrain:	3431.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,108.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 180kWh/m².year

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

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