



Tassin-la-Demi-Lune - Aigas - Architect house of 220 sqm - Land of 3431 sqm - 4 bedrooms



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

EXCLUSIVE RIGHTS. Located in the district of Aigas, this architect house of 1974 has approximately 220 sqm on 2 levels. It consists on the ground floor of a large living space of 100 sqm including a living room with stone marble flooring, a fireplace and a ceiling height of 2.70 m and an independent kitchen of 20 sqm. The living space opens onto a large terrace with large openings. In the half floor is the sleeping area totaling 4 suites, one with bathroom and dressing room, 3 with shower rooms, an office and a mezzanine. The lower level consists of a 35 sqm games room and a laundry room. A single garage and a cellar of 40 sqm complete this property. The house is built on a wooded and classified ground of 3 431 sqm with the possibility to build a swimming pool. Agency fees payable by vendor - Marie VIGNON - Agent commercial - EI - RSAC Lyon 442866554

FEATURES

Type de bien:	House	Surface:	220.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,099.00
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) : D 198kWh/m².year

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

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