



Tassin-La-Demi-Lune - Le Bourg - House of 270 sqm - 4 Bedrooms - Land of 930 sqm - Swimming pool- parking



SELLING PRICE : €1,760,000

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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

TASSIN BOURG - Ideally located in the heart of Tassin Bourg, this house is within easy reach of schools (Saint-Claude, Institution Saint-Joseph, Le Baraillon) and the Tassin Bourg TER station. The shops in the horloge district are just 5 minutes away.

This charming house dates back to around 1820 and has recently been renovated and refurbished with taste and refinement.

Completely turned towards the garden, it offers an exceptionally peaceful and private setting.

On the ground floor, a 30m sqm entrance hall gives access to a good-sized utility room.

The living areas: a study followed by a cosy lounge with a fireplace lead to a bright, open-plan living area with a dining room and a kitchen opening onto the garden.

The first floor comprises 3 bedrooms, each with its own bathroom, and a games room.

The second floor features a 60m² master suite comprising a bedroom, dressing room and bathroom.

The garden is a wonderful green setting.

The centuries-old lime tree adorns a patio ideal for aperitifs with friends.

The 6m x 4m swimming pool faces due south. It is secured by a roller shutter.

A carport provides parking for 2 cars. There is space for a further 3 cars.

This exceptional property is a must-see. 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 : 1890€ ~ 2590€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Jordane OLAGNE - Agent commercial - EI - RSAC Lyon 812122661

FEATURES

| | | | | | |
|-----------------|------------|--------------------------|----------------------|----------------|-----------|
| Type de bien: | House | Surface: | 270.0 m ² | Terrain: | - |
| Charges: | - | Périodicité des charges: | - | Ascenseur: | - |
| Piscine: | - | Nombre de lots: | - | Taxe foncière: | €2,867.00 |
| Parking: | - | Compléments de loyer: | - | NB de pièces: | 10 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) : B 109kWh/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 \$1,890.00 et \$2,590.00

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