



Villette D'Anthon - Family house of approximately 263 sqm - 5 Bedrooms -
Land of 2900 sqm



SELLING PRICE : €1,070,000

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 - VILLETTE D'ANTHON. Located in a quiet area and not overlooked, this bright renovated and air-conditioned house offers you an ideal place to live with your family in the greenery.

The ground floor is composed of a living room with fireplace, a dining room and the independent kitchen with laundry room. All living rooms have access to the terrace and the garden.

This same level offers three bedrooms, one with its spa bathroom, and a shower room.

The first floor is reserved for parents with an office on the mezzanine, a large bedroom giving access to a private terrace, a dressing room and its bathroom.

An air-conditioned annex house, with living room, bedroom and bathroom, will accommodate parents, friends, family or even professionals, tenants, or others.

The wooded garden is decorated with a double garage, a renovated reinforced PVC swimming pool, heated and secure with its pool house and summer kitchen.

Access to local shops on foot, nearby school transport, we are 10 minutes by car from the Meyzieu tram. 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 : 4010€ ~ 5500€ - Isabelle FAVRE - Agent commercial - EI - RSAC Lyon 528376676

FEATURES

Type de bien:	House	Surface:	263.62 m ²	Terrain:	2900.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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) : E 257kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$4,010.00 et \$5,500.00

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