



Limonest - Exceptional furnished house of 429.97 sqm - Outbuilding - Land of approximately 5,000 sqm with swimming pool - 5 Bedrooms



RENT : 12,000 €

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29, quai Saint-Antoine
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1, place de la Croix-Rousse
69004 Lyon

6, place de la Libération
69130 Écully

DESCRIPTION

LIMONEST.

Located on enclosed grounds of approximately 5,000 sqm, this exceptional furnished property of 429.97 sqm includes :

- The first level an entrance providing access to the living room and the dining room with open, fitted and equipped kitchen and its underground wine cellar. On this same level you will find an office as well as two suites with shower rooms.
- The first floor consists of a Master suite with dressing room, bathroom with bathtub and shower as well as a private terrace.
- The garden level includes a suite with shower room, a cinema room and a laundry room.

You will benefit from numerous leisure and well-being facilities: outdoor kitchen with oven, swimming pool, jacuzzi, fire pit and gym.

The outbuilding includes a suite with shower room.

An electrified double garage with an electrical terminal completes this property.

The charges include:

- Fixed price: landscaper, gardener, swimming pool specialist, cleaning, maintenance contracts (VMC, heat pump, alarm, internet)
- In reality: consumption (water, electricity)

Availability during July 2024.

Immediate proximity to shops, schools, transport. Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 3780€ ~ 5190€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site

FEATURES

Type de bien:	House	Surface:	429.97 m ²	Terrain:	-
Charges:	€2,600.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	of the owner and the tenant		

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 207kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$3,780.00 et \$5,190.00

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