



Brindas - Architect house of approximately 231 sqm - Land of 2079 sqm -
Swimming pool - 4 bedrooms



SELLING PRICE : €1,180,000

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 - BRINDAS - Beautiful architect-designed house built in 1999 and renovated in 2016. With a surface area of approximately 231 sqm, it is built on 2 levels and a basement with a spectacular wine cellar and garage.

On the garden level, the entrance opens onto a large living room of over 70 sqm which benefits from a triple exposure. It is composed of a living room, a dining room and an open kitchen with pantry and patio, all these rooms giving access to the outdoor terraces. Then, an office, 3 bedrooms, a bathroom and a shower room complete this level.

Upstairs you will enjoy an air-conditioned parental suite, with dressing room, bathroom and shower with panoramic view as well as a gym.

The exterior, landscaped, fully enclosed by walls and perfectly maintained, includes several IPE terraces, a large designer infinity pool and its pool house.

Top-of-the-range services, top-quality cuisine, beautiful joinery and sound systems characterize this rare property 15 km from the center of Lyon. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 2,110 €/yearly - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Patrick GOILLON - Agent commercial - EI - RSAC Lyon 387650302

FEATURES

Type de bien:	House	Surface:	231.76 m ²	Terrain:	2079.0 m ²
Charges:	€2,110.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,891.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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) : C 119kWh/m².year

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

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