



Rillieux-la-Pape - Crépieux - House of 261.84 m<sup>2</sup> - Plot of 957 m<sup>2</sup> with swimming pool - Garage - Outbuilding - 5 bedrooms - Independent Apartment of 54.85 m<sup>2</sup>

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SELLING PRICE : €1,230,000

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EMAIL : [LYON@BARNES-INTERNATIONAL.COM](mailto:LYON@BARNES-INTERNATIONAL.COM)

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14, quai Général Sarrail  
69006 Lyon



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[lyon@barnes-international.com](mailto:lyon@barnes-international.com)

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69002 Lyon

1, place de la Croix-Rousse  
69004 Lyon

6, place de la Libération  
69130 Écully

## DESCRIPTION

EXCLUSIVE - RILLIEUX-LA-PAPE. Crépieux district, Caluire limit - Located in a residential area, quiet and 10 minutes walk from the train station serving Part Dieu, old house with charm.

The ground floor opens onto a beautiful living room consisting of a living room with fireplace, a dining room and an open kitchen, with direct access to the garden and a sheltered terrace. A games room completes this level.

The first floor has a large landing that can be used as an office, TV lounge, 3 bedrooms and a bathroom.

The second floor serves 2 bedrooms and a bathroom.

The 957m<sup>2</sup> plot is made up of a parking space in front of the house and an enclosed, flat garden area, facing South-West with a secure swimming pool at the rear.

A garage and an outbuilding complete this property. As well as an independent and renovated apartment with a surface area of 54.85 m<sup>2</sup>. It is composed of a living room, an equipped kitchen, 2 bedrooms and a bathroom.

The geographical location of this house allows easy and quick access to the center of Lyon, schools, Part Dieu train station and St Exupéry airport. 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 : 3670€ ~ 5010€ - Marie HOUOT - Agent commercial - EI - RSAC Lyon 438778649

# FEATURES

Type de bien:	House	Surface:	261.84 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€789.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 236kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : E kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$3,670.00 et \$5,010.00

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