



Charbonnières Les Bains - House 242 sqm - 4 bedrooms - Garden 2000 sqm -
Indoor swimming pool



SELLING PRICE : €1,210,000

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 - CHARBONNIERES LES BAINS .

Exceptional villa. Discover this superb house with 242 m² of living space, offering a unique living environment, in a quiet location close to all amenities in a charming commune in the west of Lyon.

The ground floor comprises a large living room with lounge, dining room and contemporary kitchen leading onto the terrace and garden.

There is also a study and a master suite with shower, bath and hammam, with direct access to the relaxation area with covered swimming pool (5 x 3 m).

The first floor comprises a landing, 2 large bedrooms, a shower room and plenty of storage space. On the second level, there is a parents' area with study, dressing room, bathroom and balcony.

In the basement you will find a storeroom, an old garage, a laundry room and a boiler room, all of which could potentially be converted into an independent studio.

Enjoy the magnificent 2000 m² enclosed garden, planted with trees and landscaped. An outdoor swimming pool could also be considered. An exclusive not to be missed!

Translated with DeepL.com (free version) 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 2023 : 2230€ ~ 3070€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Pascal GORSE - Agent commercial - EI - RSAC Lyon 821691276

FEATURES

Type de bien:	House	Surface:	243.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,677.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 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 137kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$2,230.00 et \$3,070.00

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