



Cogny - Villa of standing around 207 sqm living space - Land of 1769 sqm - 5 bedrooms

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SELLING PRICE : €850,000

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29, quai Saint-Antoine  
69002 Lyon

1, place de la Croix-Rousse  
69004 Lyon

6, place de la Libération  
69130 Écully

## DESCRIPTION

COGNY - Located in the heart of one of the most beautiful villages in the Pierres Dorées region, this house of character boasts elegant architecture and a leafy setting.

Built in 2003 with passion and respect for the environment, this 207 sqm house enjoys south-west exposure, ensuring that the garden receives plenty of sunshine throughout the day.

The entrance hall opens onto a spacious, bright living room with exceptionally high ceilings and immediate access to the terrace and swimming pool. The house has 5 large bedrooms, including a master suite, a separate kitchen, a bathroom and two shower rooms, as well as a basement accessible from the outside.

A large swimming pool is the centerpiece of the beautifully landscaped garden surrounding the property.

A two-car carport and a driveway offering additional parking space complete the features of this property.

Don't miss the opportunity to discover this exceptional villa with timeless charm in the heart of a privileged setting. 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 : 1600€ ~ 2220€ - 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)

# FEATURES

Type de bien:	House	Surface:	207.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,163.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 114kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,600.00 et \$2,220.00

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