



Collonges-Au-Mont-D'Or - House of approximately 205 sqm - Land of 1400 sqm
- 4 Bedrooms - Swimming pool



SELLING PRICE : €1,280,000

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69006 Lyon



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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

COLLONGES-AU-MONT-D'OR - Very rare, discover this architect-designed house on one level in the Monts d'Or, with the impression of being on vacation all year round. Living inside-out, the terraces integrate perfectly.

The entrance via a covered patio leads you to a large space, leaving room for the possibility of integrating an office.

Then the vast living room, with the conviviality of an open kitchen, extends outside with its large pocket windows.

The sleeping area consists of 3 bedrooms including a suite with shower room, a bathroom and a large master suite.

the garden has a swimming pool, several terraces, a double garage and several parking spaces.

Close to transport and schools, this family home will seduce you with its architecture and its beautiful amenities. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 4,200 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 900€ ~ 1280€ - Isabelle FAVRE - Agent commercial - EI - RSAC Lyon 528376676

FEATURES

Type de bien:	House	Surface:	200.0 m ²	Terrain:	1400.0 m ²
Charges:	€350.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	4 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A 68kWh/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 \$900.00 et \$1,280.00

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