



Collonges au Mont d'Or- Maison familiale- 4 c hambres- Garage double-  
Terrain 2861m<sup>2</sup>

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SELLING PRICE : €1,200,000

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EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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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

EXCLUSIVITY - COLLONGES-AU-MONT-D'OR. In a residential area and a green environment, this single storey house is ideal for a family.

It consists of an entrance that serves a large living room with fireplace opening onto a terrace with direct access to the garden. The independent kitchen is of very good size and also has access to the outside. A laundry room.

On the same level the sleeping area offers an air-conditioned master suite with dressing room and bathroom and 2 suites with their shower room; then a fourth bedroom

A double garage and a cellar complete this property

This house is built on a plot of 2361m<sup>2</sup> quiet and not overlooked with a beautifully landscaped garden and a swimming pool

In addition, it has another asset: that of being very close to schools and transport. 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 : 2023€ ~ 2737€ - Monique ROCHET - Agent commercial - EI - RSAC Lyon 439121948

# FEATURES

Type de bien:	House	Surface:	210.0 m <sup>2</sup>	Terrain:	2361.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,800.00
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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 157kWh/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 \$2,023.00 et \$2,737.00

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