



Francheville - House of approximately 170 sqm - Garden of 813 sqm - 4 Bedrooms



SELLING PRICE : €890,000

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69006 Lyon



PHONE : +33478159090
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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

FRANCHEVILLE. Discover this charming town house of approximately 170 sqm, nestled on a plot of 813 sqm, offering a peaceful and pleasant living environment.

This house renovated in 2016 has a large living room with open kitchen, creating a friendly space for entertaining family and friends, a bedroom and a shower room.

The first floor is made up of 2 comfortable bedrooms with a shower room, a master suite with bathroom, a large landing/games room with an office space.

Outside, you will be seduced by the garden with a pretty terrace, ideal for relaxing and enjoying sunny days. The 813 m² plot also offers enough space for outdoor activities and relaxing family moments.

Located in a quiet and sought-after environment, this adobe house combines traditional charm and modern comfort. It is perfect for those looking for a haven of peace close to local amenities, the train station, the village and its shops. 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 : 1840€ ~ 2530€ - Catherine VALADJI - Agent commercial - EI - RSAC Lyon 802629824

FEATURES

Type de bien:	House	Surface:	170.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,130.00
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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 191kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,840.00 et \$2,530.00

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