



Genay - House of approximately 205 sqm - 4 bedrooms - Land 1,350 sqm -
Swimming pool



SELLING PRICE : €845,000

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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

GENAY. Located in a quiet residential area, 5 minutes from the center, shops and the highway, this house with 8 rooms was renovated in 2020 and offers great tranquility.

The ground floor consists of a large living room consisting of a living room, a kitchen open to the dining room, with direct access to the terrace and the swimming pool.

A few steps down, you will have a second living room which can be transformed into a games room, gym or even a home cinema, as well as a laundry room and an office or guest bedroom.

The 1st floor serves a bedroom with its own bathroom, two bedrooms sharing a shower room.

A buried cellar, two garages and a technical room complete the house.

The swimming pool, the landscaped garden, the calm, the bright interior spaces make this property rare. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 1760€ ~ 2430€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Véronique MOURADIAN - Agent commercial - EI - RSAC Lyon 887 982 049

FEATURES

Type de bien:	House	Surface:	205.22 m ²	Terrain:	1357.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,529.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	-
NB de chambres:	3 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 128kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,760.00 et \$2,430.00

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