



Limonest - House of approximately 370 sqm - 5 Bedrooms - Swimming pool -  
Land 8500 sqm

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SELLING PRICE : €1,355,000

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SOLE AGENCY

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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

EXCLUSIVE - LIMONEST - In a green setting, close to all motorways and transport, we fell in love with this elegant house with beautiful volumes, built on land of more than 8000 m<sup>2</sup> partly wooded.

It consists of an entrance hall leading to a large living room and a rotunda lounge, very bright with its bay windows, a kitchen and a master suite with bathroom and dressing room.

The upstairs sleeping area offers three beautiful bedrooms, a bathroom and access to the attic.

The garden level offers a guest bedroom with its bathroom, a laundry room, a large gym or TV lounge, the boiler room, a garage and finally in the basement, a beautiful wine cellar.

On the garden side, it is a true haven of peace that the swimming pool area offers us with the spa, the summer kitchen, and the pool house with bathroom, spare bedroom and toilet, nestled on the edge wood.

This exceptional property offers you a serene and peaceful living environment on the outskirts of Lyon. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 6,000 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 2720€ ~ 3740€ - Isabelle FAVRE - Agent commercial - EI - RSAC Lyon 528376676

# FEATURES

Type de bien:	House	Surface:	370.0 m <sup>2</sup>	Terrain:	8574.0 m <sup>2</sup>
Charges:	€500.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,189.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 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 142kWh/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 \$2,720.00 et \$3,740.00

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