



Caluire et Cuire - House of 308.41sqm - 7 bedrooms - Land of 3,100 sqm



SELLING PRICE : €2,200,000

EMAIL : LYON@BARNES-INTERNATIONAL.COM

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

Metro Cuire -Limite Croix Rouse - Located in a sought-after and quiet residential area, this bourgeois property has 12 rooms on a plot of 3,100 m² including 1,400 m² flat with century-old trees 1,700 m² in a sloping wooded area offering a clear view .

The ground floor consists of an entrance, a kitchen, a dining room, a living room with direct access to a veranda, a true haven of peace, also a library office or second living room.

A charming staircase takes you to the first floor consisting of a hallway, 3 bedrooms, a bathroom and a shower room.

The second floor and the 3rd are used today as an independent duplex apartment composed of a living room with kitchen and living room, 4 bedrooms, a shower room, a living space giving access to a terrace.

A cellar completes the property.

The charm of this house, its volumes, its fireplaces, its land, its proximity to the life of Croix-Rousse, make this property an exceptional property, 2,096,000 € Agency fees not included - Agency commission: 4.96%VAT included Agency fees payable by buyer - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 5050€ ~ 6900€ - 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:	330.0 m ²	Terrain:	3100.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€4,278.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	15 rooms
NB de chambres:	7 bedrooms	Honoraire à la charge:	to the buyer		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 258kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$5,050.00 et \$6,900.00

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