



Saint-Bernard - House of 357m² - 6 bedrooms - Garden of 8000m² - Swimming pool - Outbuilding.



SELLING PRICE : €1,360,000

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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

SAINT-BERNARD - Chemin de Halage - 357m² house with direct access to the banks of the Saône. This property boasts breathtaking views, offering a unique and peaceful living environment.

On the first floor, the house comprises a separate kitchen with dining room and a large living room with fireplace. This level also includes two bedrooms, including a master suite with bathroom and shower, dressing room, laundry room and office.

Upstairs are four bedrooms and a shower room.

The semi-buried basement offers a bright living space with summer kitchen and shower room, ideal for welcoming family and friends. This level also features a boiler room, a large workshop and a wine cellar.

The enclosed, wooded garden of approx. 8,000m² with swimming pool is a haven of peace in which to enjoy the surrounding countryside. There's also a charming two-storey outbuilding.

An exceptional property combining comfort, elegance and tranquillity.

Translated with DeepL.com (free version) 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 2015 : 4239.12€ ~ 4652.92€

FEATURES

Type de bien:	House	Surface:	357.7 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,533.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	11 rooms
NB de chambres:	6 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 200kWh/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 \$4,239.12 et \$4,652.92

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