



St Cyr-Au-Mont-D'Or - House of approximately 110 sqm - 2/3 Bedrooms -  
Swimming pool

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SELLING PRICE : €735,000

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1, place de la Croix-Rousse  
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6, place de la Libération  
69130 Écully

## DESCRIPTION

ST-CYR-AU-MONT-D'OR - Discover this charming golden stone house of 110 sqm, nestled on a plot of 435 sqm, offering a peaceful and pleasant living environment.

This well-maintained house has a large living room with functional kitchen, creating a convivial space for entertaining family and friends.

The upper floor is made up of two comfortable bedrooms and a modern bathroom.

Outside, you will be seduced by the landscaped garden and its swimming pool, ideal for relaxing and enjoying sunny days. The 435 m<sup>2</sup> plot also offers enough space for outdoor activities and relaxing family moments.

Located in a quiet and sought-after environment, this golden stone house combines traditional charm and modern comfort. It is perfect for those looking for a peaceful haven close to local amenities. 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 : 1470€ ~ 2030€ -  
Isabelle FAVRE - Agent commercial - EI - RSAC Lyon 528376676

# FEATURES

Type de bien:	House	Surface:	110.0 m <sup>2</sup>	Terrain:	435.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€900.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	3 rooms
NB de chambres:	2 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) : D 238kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : D kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$1,470.00 et \$2,030.00

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