



SAINT-DIDIER-AU-MONT-D'OR. - Contemporary house - 6 bedrooms 3015sqm -
Swimming pool - 6 Bedrooms



SELLING PRICE : €4,200,000

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69006 Lyon



PHONE : +33478159090
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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-DIDIER-AU-MONT-D'OR. On the popular town of Saint-DIDIER-au-Mont-d'Or in a very safe environment, come and discover this contemporary house nestled in a green setting of 3015 m2 near the village, shops and transport.

Mainly facing south, bright and furnished with high quality services, you will be seduced by the exceptional environment.

The entrance serves a living space of more than 90 m2 with a semi-open kitchen signed Bernollin which opens onto a covered terrace offering a beautiful dining area.

The living room, with a fireplace, faces the garden. Its many bay windows invite you to admire the view of the city and Fourvière

On this same level the parental space offers a suite and an office all articulated around a patio. It can be completely insulated by curtain wall doors.

The 4 bedrooms on the first floor all have a view of the city and can access a terrace through a balcony. They share a bathroom and a shower room

On the ground floor a large room, very bright can be used for multiple uses (bedroom, gym or cinema) it is accompanied by a bathroom,

On this same level a laundry room, an air-conditioned wine cellar and a large storage annex with access to the outside.

Beautiful landscaped garden with heated and secured 12x4m salt pool.

Parking for 3 cars and bike garage. Agency fees payable by vendor - Marie HOUOT - Agent commercial - EI - RSAC Lyon 438778649

FEATURES

Type de bien:	House	Surface:	325.0 m ²	Terrain:	3015.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€4,180.00
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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A 47kWh/m².year

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

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