



Tassin la Demi Lune - Renovated 1987 house - 4 bedroom - land 950 m2

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SELLING PRICE : €795,000

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69006 Lyon



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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

TASSIN-LA-DEMI-LUNE- In the middle of greenery and quiet, this house from 1987, renovated in 2017, is ideal for a family.

It consists of an entrance which leads to a large living room with fireplace and stove opening onto a terrace with direct access to the garden. The independent kitchen is a very good size and also has access to the outside. A laundry room, a large office, a bedroom and a shower room.

On the 1st floor: A mezzanine overlooks the living room. the sleeping area offers a master suite with dressing room and bathroom as well as 2 bedrooms.

This house is built on a plot of 950 m<sup>2</sup> in a quiet area and not overlooked with a landscaped terraced garden with a view of the forest.

In addition, it has another advantage: being close to schools and transport. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 300 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 2340€ ~ 3210€ - Catherine VALADJI - Agent commercial - EI - RSAC Lyon  
802629824

# FEATURES

Type de bien:	House	Surface:	178.0 m <sup>2</sup>	Terrain:	950.0 m <sup>2</sup>
Charges:	€300.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,618.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	4 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 224kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$2,340.00 et \$3,210.00

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