



La-Tour-de-Salvagny - House of 220 sqm - Garden of 917 sqm - 5 bedrooms -  
Possibility of swimming-pool

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SELLING PRICE : €895,000

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6, place de la Libération  
69130 Écully

## DESCRIPTION

LA-TOUR-DE-SALVAGNY. Quietly nestled in a leafy setting, this light-filled architect-designed family home is set in landscaped grounds of approx. 917 sqm.

The house benefits from beautiful south/west-facing living spaces. A vast entrance hall leads to a beautiful living room with fireplace opening onto the terrace. The fitted kitchen opens onto the dining room, which also faces outwards.

On the second floor, the sleeping area comprises 4 bedrooms, each with custom-made storage space. A shower room and toilet.

The second floor features a beautiful master suite with dressing room and en-suite bathroom.

The full basement boasts a wine cellar and a variety of storage and functional facilities.

The two-car garage and driveway provide parking for several cars.

The quality appointments and quiet location make this a very pleasant home. Possibility of a swimming pool in the grounds.

Nearby, nursery and elementary school are a 5-minute walk away, as is a TCL bus stop and local shuttle service to the train station.

The golf course is 500m away.

Motorway access is less than 10 minutes away by car. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 1,700 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1190€ ~ 1660€ - 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)

# FEATURES

Type de bien:	House	Surface:	215.49 m <sup>2</sup>	Terrain:	-
Charges:	€1,700.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,883.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 118kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,190.00 et \$1,660.00

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