

# AGENCE COULANGE

DEPUIS 1974

1 650 000 €

**Buying house**

**8 rooms**

**Surface : 244 m²**

**Surface of the living : 63 m²**

**Surface of the land : 903 m²**

**Exposition : Est ouest**

**Inner condition : A rénover**

**Amenities :**

Pool, Fireplace, Double Glazing, Calm

5 bedroom

3 bathrooms

1 shower

3 WC

1 garage

2 cellars

## Legal information

1 650 000 € fees included

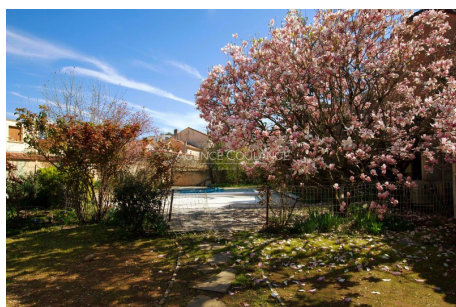
3,13% VAT of fees paid by the buyer  
(1 600 000 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



## House 69 Lyon

Rare Monchat sector Lyon 3rd arrondissement - House on 3 levels with a total area of 390m<sup>2</sup>. Beautiful family property with 6 to 8 rooms on a large plot of land with a 903m<sup>2</sup> swimming pool. Located in a quiet and residential street, this house is a rare pearl in the area thanks to its size and its services, it has a magnificent garden and a swimming pool. On the ground floor, you benefit from a large living room with its fireplace, crossing and overlooking the garden. The fitted independent kitchen also has access to the outside. You will access the first floor via a magnificent stone staircase to the bedrooms all overlooking the garden, the latter are spacious and bathed in natural light. On the third level, a large attic room with beautiful volumes can easily be redesigned into bedrooms or an office. A large attic concludes the visit to this last level. The House has several bathrooms and WCs, individual heating, cellars and a garage. This...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 2910 and 3990 € (reference year 2023)  
Document non contractuel - 19/05/2024



TRANSACTION - LOCATION - GESTION

[WWW.AGENCECOULANGE.COM](http://WWW.AGENCECOULANGE.COM)

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SAS L'IMMOBILIER A LA CIOTAT : Au capital de 105.250,80 € Siret 417 660 180 23 R.C.S. Marseille B 417 660 180