

AGENCE COULANGE

DEPUIS 1974

550 000 €

Buying house

8 rooms

Surface : 183 m²

Surface of the land : 792 m²

View : Campagne

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : Tuiles

Amenities :

Fireplace, Bedroom on ground floor,

Double Glazing, Laundry room, Automatic gate, Calm

6 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Legal information

550 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 136 Orléanas

Orléanas – Family home of 183 m² – 6 bedrooms – Playroom – Fenced pool-ready plot of 792 m² Located in absolute tranquility, in a sought-after area in western Lyon, this family home of 183 m² offers rare features, combining comfort, generous space, and perfect natural light. From the entrance, you will discover a light-filled living room, enhanced by its large bay windows, dual exposure, and a pellet stove that creates a warm atmosphere. The house stands out for its exemplary functionality: • 6 comfortably sized bedrooms spread over 2 levels. • A dedicated playroom for children or leisure activities • A home office perfectly suited for remote work • A separate laundry room, designed for everyday convenience • Two bathrooms and two separate W.C.s (shower and bathtub) Fully well insulated and requiring no renovation work, it guarantees a hassle-free and immediate move-in. Outside, the fenced, pool-ready plot of 792 m², complemented by an...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 2480 and 3410 € (reference year 2025)
Document non contractuel - 02/12/2025



TRANSACTION - LOCATION – GESTION

WWW.AGENCECOULANGE.COM

11 Boulevard Anatole France – 13600 LA CIOTAT - 04 42 83 14 14

28 Rue de la République - 83270 SAINT CYR SUR MER - 04 94 32 36 51

info@agencecoulange.com

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