

Large contemporary house in Francheville near Lyon, 6 bedrooms and land of 1033 m with swimming pool



## INFORMATION

Town:	Francheville
Department:	Rhône
Bed:	6
Bath:	2
Floor:	238 m2
Plot Size:	1033 m2

## IN BRIEF

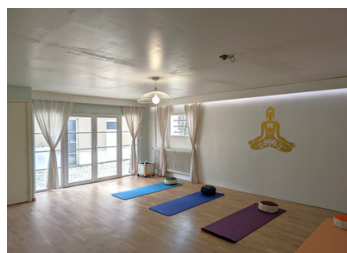
Come and discover this large family home of 238 m<sup>2</sup>, located in a very quiet environment at the end of a dead end.

On a wooded plot of 1033 m<sup>2</sup>, this property renovated in several stages, offers a good general condition, beautiful services and several possibilities of use (independent apartment, liberal activity or fitness room).

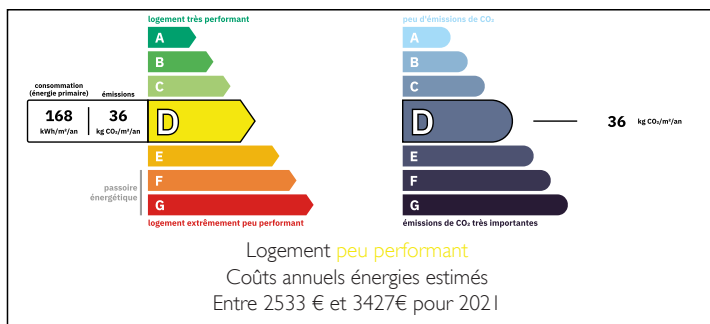
On 2 floors, the house offers on the ground floor a large living room with parquet floor of 37 m<sup>2</sup>, a bedroom or office of 13 m<sup>2</sup>, a room with sauna, a shower room and a technical room.

On the first floor, a large entrance with several cupboards leads to a bedroom (or office) of 11 m<sup>2</sup>, a very large, very bright living room of 51 m<sup>2</sup> on a beautiful parquet floor and a new fully equipped kitchen of 12 m<sup>2</sup>.

On the second floor, 4 bright...



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 2150 EUR

Taxe habitation: EUR

## NOTES