

Character house in a bucolic setting. 5 bedrooms, 288m2 living space with large living areas.



INFORMATION

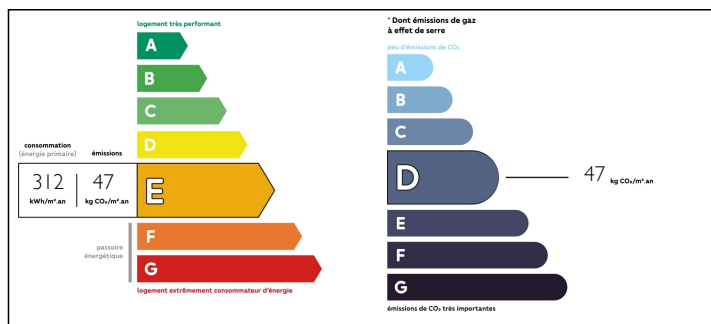
Town:	Saint-Cyr-au-Mont-d'Or
Department:	Rhône
Bed:	5
Bath:	2
Floor:	288 m2
Plot Size:	4400 m2



IN BRIEF

In the commune of Saint Cyr au Mont 'd'or, a 17th century house renovated to offer a family setting for sharing with friends. Located 5 minutes from the village centre and its amenities, this property of 288m2 of living space and 140m2 of convertible outbuildings (former flats), opens onto a beautifully wooded park. On the first floor you will find a convivial kitchen opening onto a living room with fireplace, a large living room with wood burner, a bedroom, an office and a shower room. Separate WC, cloakroom. On the first floor, four bedrooms, a laundry room, a library/cinema room, a bathroom and an independent toilet. The land of 4400m2 with various species, some of which are over a hundred years old, allows you to enjoy a large terrace area out of sight and a vegetable garden. Presence of a functioning well.

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

Surface area approx. m2 :

Garden level

Small living room 19,32

Kitchen/SAM 34.33

Billiard room 46,04

Vestibule 10,00

Parent's bedroom 16.4

Office 10.00

Shower room 6.25

WC 1.68

Level I

Landing I 7.25

Bedroom I 14.7

Bedroom 2 (alcove) 16.3

WC 3.26

Bedroom 3 15.00

Bathroom 9.75

Landing 2 4.4

Landing 3 2.31

Laundry room 19.53

Cinema room 30.28

Bedroom 4 21.24

Mains drainage

Gas central heating

LOCAL TAXES

Taxe foncière: 1858 EUR

NOTES

The commune of Saint-Cyr-au-Mont-d'Or is located to the south of the Mont d'Or massif, and to the north of the 9th arrondissement of the city of Lyon, to which it borders.

Facing south, sheltered from the breeze by Mount Cindre, Saint-Cyr-au-Mont-d'Or benefits from a microclimate.

The commune is served by four lines of Lyon's public transport system.

Line 20 Gare de Vaise Metro D → Saint-Cyr. Stops Fayolle, Les Ormes, Les Greffières and Saint-Cyr; no longer serves Mont Cindre in summer.

Line 31 Gare de Vaise → Cité Édouard Herriot via Saint-Rambert-les-Rivières.

Line 71 Gare de Vaise Métro D → Collonges. Stops Les Ormes, Nervieux, Les Combes de Saint-Cyr, Serpoly, La Chaux and La Baticolière.