



# L'AGENCE & VOUS

CÔTE D'EMERAUDE

577 500 €

Buying maison

5 rooms

Surface : 113 m<sup>2</sup>

Surface of the living : 23 m<sup>2</sup>

Surface of the land : 720 m<sup>2</sup>

Year of construction : 1974

Exposition : Sud

Hot water : Gaz

Inner condition : A moderniser

External condition : Bon

Amenities :

Cave (surf.): 8, Surface de garage : 17,

Ref Cadastre : 69034000AP0126, Energie

Eau : GAZ

3 bedroom

1 bathroom

1 shower

2 WC

1 garage

1 cellar

#### Legal information

577 500 € fees included

5,00% VAT of fees paid by the buyer (550 000 € without fees), well condominium (32 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Maison OV278 Caluire-et-Cuire

EXCLUSIVE! L'Agence&Vous, Océane MITTET 0760797820, presents this house located in the heart of the sought-after Montessuy district. This bright house, with over 110 m<sup>2</sup> of living space, offers an ideal living environment for a family, in a quiet location close to all amenities. Built on a fully enclosed 720 m<sup>2</sup> plot, it features perfectly laid-out rooms. On the ground floor (with a finished basement), you will find an entrance hall leading to a pantry, a boiler room, a cellar, and a spacious bedroom with a dressing room (over 20 m<sup>2</sup>) and its own bathroom. This space is ideal for accommodating family, creating a guest suite, or a professional office. A 16 m<sup>2</sup> garage completes this level. On the first level: a beautiful 35m<sup>2</sup> living space comprising a living room open to the kitchen, opening onto a balcony. Two bedrooms, an office which could be used as a child's bedroom, a bathroom and a separate WC. The 720 m<sup>2</sup> garden, landscaped with trees and...

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F  
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