



Lyon 1er - Apartment of approximately 110 sqm - 2 Bedrooms - Fourvière view



SELLING PRICE : €895,000

EMAIL : LYON@BARNES-INTERNATIONAL.COM

14, quai Général Sarrail
69006 Lyon



PHONE : +33478159090
lyon@barnes-international.com

29, quai Saint-Antoine
69002 Lyon

1, place de la Croix-Rousse
69004 Lyon

6, place de la Libération
69130 Écully

DESCRIPTION

LYON 1st - QUAI DE LA PÊCHERIE - Located in a bourgeois building on the 5th floor with elevator, this renovated apartment offers beautiful volumes, and the charm of the old: parquet floors, fireplace and moldings.

It is made up of an entrance, a beautiful living room with balcony and unobstructed view of the Saône and Fourvière, a contemporary furnished and equipped kitchen completes this double exposure space, offering beautiful light.

The sleeping area is made up of 2 bedrooms, including a suite with its bathroom and a shower room. A dressing room and plenty of storage space decorate this beautiful, functional apartment.

Old-world charm, balcony, light, high ceilings, view of the quay and monuments, high floor, close to the St Antoine car park and all the shops and schools, make this apartment an exceptional property. Agency fees payable by vendor - Nombre de lots dans la copropriété: 32 - Montant moyen de la quote-part de charges courantes 1,408 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1270€ ~ 1770€ - Isabelle FAVRE - Agent commercial - EI - RSAC Lyon 528376676

FEATURES

Type de bien:	Apartment	Surface:	109.41 m ²	Terrain:	-
Charges:	€1,408.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	32	Taxe foncière:	€1,194.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	2 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 160kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : D kg CO₂/m².an

Estimated amount of annual energy expenditure for standard use:
entre \$1,270.00 et \$1,770.00

14, quai Général Sarrail
69006 Lyon

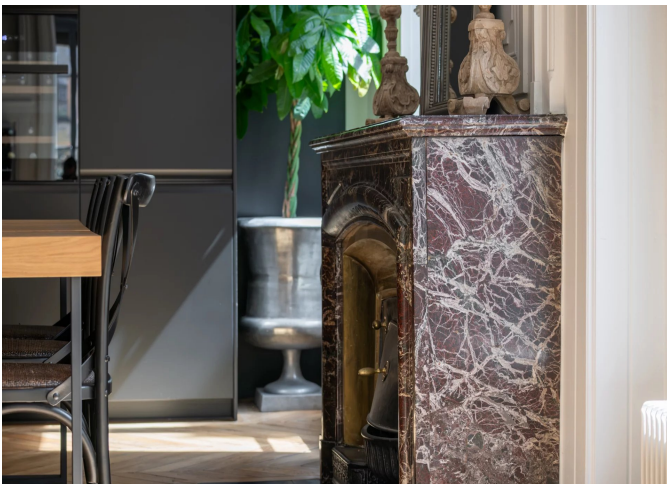


PHONE : +33478159090
lyon@barnes-international.com

29, quai Saint-Antoine
69002 Lyon

1, place de la Croix-Rousse
69004 Lyon

6, place de la Libération
69130 Écully



14, quai Général Sarrail
69006 Lyon



PHONE : +33478159090
lyon@barnes-international.com

29, quai Saint-Antoine
69002 Lyon

1, place de la Croix-Rousse
69004 Lyon

6, place de la Libération
69130 Écully