



Caluire-et-Cuire - Apartment of 100.13 sqm - 3 bedrooms



SELLING PRICE : €470,000

EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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

EXCLUSIVE - CALUIRE Bissardon district. Located in a secure residence with caretaker, on the 6th floor with elevator, this apartment will seduce you with its panoramic view of the left bank of the Rhône and its balcony to fully enjoy it.

The apartment consists of an entrance, with the living room and a bedroom on the east side. And on the west side, a kitchen with loggia, two bedrooms and a bathroom.

The luxury condominium, with beautiful common areas, opens onto green spaces which enhance the property.

Located on the edge of the banks of the Rhône, the apartment is close to means of transport, shops and educational establishments.

On the other side of the river are the Tête d'Or park and the Cité Internationale, renowned for its cultural events.

A bicycle room is available.

A cellar completes this property with the possibility of renting a box in the co-ownership. Agency fees payable by vendor - Nombre de lots dans la copropriété: 129 - Montant moyen de la quote-part de charges courantes 4,000 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 1369€ ~ 1369€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Marie HOUOT - Agent commercial - EI - RSAC Lyon 438778649

FEATURES

Type de bien:	Apartment	Surface:	100.13 m ²	Terrain:	-
Charges:	€4,000.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	129	Taxe foncière:	€2,031.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 193kWh/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 \$1,369.00 et \$1,369.00

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