



Bien vendu // Caluire-et-Cuire - Apartment of 214 sqm with terraces - 5 bedrooms



SELLING PRICE : Sold

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

Located on the ground floor of a luxury residence, this apartment renovated in 2017 has 214 sqm duplex. The entrance serves a large living space including the living room, the dining room and the open kitchen, fully furnished and equipped. This space enjoys a beautiful height under ceiling and an opening on the terrace and garden exposed West. The night part has 5 rooms. The children's area consists of 3 bedrooms, a bathroom and a second terrace. Upstairs is the master suite consists of a bedroom, a bathroom, a bathroom, a dressing room and a boudoir area that dominates the living room. Finally, an office (or a 5th bedroom) completes this level.

A garage in the basement, an outdoor parking space and a cellar complete this exceptional property. You benefit in this luxury condominium of a landscaped park, a swimming pool and a tennis court. Agency fees payable by vendor - Nombre de lots dans la copropriété: 214 - Montant moyen de la quote-part de charges courantes 6,000 €/yearly - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Alexandra APRILE - Agent commercial - EI - RSAC Lyon 839713112

FEATURES

Type de bien:	Apartment	Surface:	214.0 m ²	Terrain:	44.0 m ²
Charges:	€6,000.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	214	Taxe foncière:	€3,500.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 226kWh/m².year

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

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