



Caluire-et-Cuire - Charming town house - Terrace of approximately 120 m² - 3 bedrooms



SELLING PRICE : €880,000

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-et-Cuire - Close to amenities: schools, shops, public transport and the Méribel-Lyon cycle path. Charming 1900 town house, approximately 154 m² on 2 levels renovated in 2013 with lots of character, offering a panoramic view of the Rhône and the Alps.

The entrance hall leads to the kitchen/dining room, a very pretty living room lit by a bow window and a large laundry/storage room. All these rooms have direct access to the terrace.

A beautiful staircase, lit by its high glass roof, takes you upstairs with a pleasant landing serving the master suite and its bathroom, as well as two other bedrooms sharing the shower room. The upper floor is air-conditioned.

The house is a real favorite opening onto a terrace lined with balusters, with automatic watering and lighting. The windows are equipped with sunshades. A cellar completes this property Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 2,500 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 2340€ ~ 3020€ - Catherine VALADJI - Agent commercial - EI - RSAC Lyon 802629824

FEATURES

Type de bien:	House	Surface:	148.65 m ²	Terrain:	-
Charges:	€2,500.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,421.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	3 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) : D 248kWh/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 \$2,340.00 et \$3,020.00

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