



LYON 1 - TERREAUX - DUPLEX - LAST FLOOR - 1,722 SQ.FT - 3/4 BEDROOMS

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SELLING PRICE : Sold

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EMAIL : [LYON@BARNES-INTERNATIONAL.COM](mailto:LYON@BARNES-INTERNATIONAL.COM)

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14, quai Général Sarrail  
69006 Lyon



PHONE : +33478159090  
[lyon@barnes-international.com](mailto: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 1 - TERREAUX. In the heart of the hyper center of Lyon, a few meters from the Place des Terreaux, top floor apartment and crossing duplex type of 118 sqm. This family and bright property located at the feet of all amenities benefit from beautiful volumes of a beautiful renovation with lots of character and potential. At the first level, you will find a beautiful reception area of 40 sqm including a living-dining room and an office space highlighted by a glass roof. A furnished and equipped independent kitchen of 13 sqm and a reading room of 18 sqm (which can be a fourth bedroom) complete this level. This level is completed by a visitor vestibule, a spacious shower room and an independent laundry room. In duplex, you will find 3 beautiful rooms as well as a space game room. Lift - Storage room - parking possible for rent. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 380 €/yearly - Cyril CHABBAT - Agent commercial - EI - RSAC Lyon 820976272

# FEATURES

Type de bien:	Apartment	Surface:	160.08 m <sup>2</sup>	Terrain:	-
Charges:	€380.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,122.00
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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 265kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : B kg CO<sub>2</sub>/m<sup>2</sup>.an

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