



Lyon 1er - Last floor - flat of 91.5 qsm - open view - 2 bedrooms - Terrace



SELLING PRICE : €990,000

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 - OPÉRA - On the top floor with lift, and alone on its landing, discover this superb through flat of 91.5 qsm carrez and 120 sqm (floor area).

This high-standard, renovated flat will win you over with its loft feel and the brightness provided by a superb skylight.

It opens onto a 17 sqm living room and a 21 sqm dining room that opens directly, through two French windows, onto a 32 sqm terrace offering a splendid 180° view.

All the materials used are of the highest quality, such as the double-glazed thermal and acoustic metal frames, the anti-UV roof glazing, the electric shutters, the solid oak parquet flooring and the insulation.

The sleeping area comprises two bedrooms and two bathrooms.

This flat is fully air-conditioned, with its own utility room.

A cellar completes this rare property in the immediate vicinity of all amenities.

There is also the possibility of acquiring a very large storage/workshop area in the 1st basement.

Agency fees payable by vendor - Nombre de lots dans la copropriété: 48 - 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 : 970€ ~ 1370€ - Philippe FOURCADE - Agent commercial - EI - RSAC Lyon 539894261

FEATURES

Type de bien:	Apartment	Surface:	91.5 m ²	Terrain:	-
Charges:	€2,500.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	48	Taxe foncière:	€2,500.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	3 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 169kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$970.00 et \$1,370.00

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