



Lyon 1 - Apartment 99.10 sqm - 2 bedrooms - 1 office



SELLING PRICE : €630,000

EMAIL : LYON@BARNES-INTERNATIONAL.COM

14, quai Général Sarrail
69006 Lyon



PHONE : 04 78 15 90 90
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

At the corner of Quai Saint Vincent, on the second floor of a bourgeois building with elevator, this apartment was renovated in 2018 and offers top-of-the-range amenities.

It comprises an attractive entrance hall, a living room with a view of the Saône and Fourvière, an office and a fully-equipped independent kitchen.

The sleeping area comprises 2 bedrooms, all of which are quietly located on the courtyard, with custom-made wardrobes and storage space.

One has its own shower room, the other its own bathroom.

You'll be seduced by the old-world charm of the herringbone parquet flooring, high ceilings, fireplaces, exposed stonework and the renovation using the finest materials. A subtle blend of the old and the new that will not leave you indifferent.

You're in the heart of Lyon, close to shops, schools, transport and the Halles de La Martinière, and not far from the famous Saint Antoine market.

A must-see apartment!

A cellar completes this property. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 1,400 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1580€ ~ 2190€ - Marie HOUOT - Agent commercial - EI - RSAC Lyon 438778649

FEATURES

Type de bien:	Apartment	Surface:	99.1 m ²	Terrain:	-
Charges:	€1,400.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€798.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 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) : D 236kWh/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 \$1,580.00 et \$2,190.00

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