



Lyon 2 - Cordeliers - Apartment of 109.82 sqm - 1 office - 2 bedrooms



SELLING PRICE : Sold

EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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

EXCLUSIVE RIGHTS - CORDELIERS. Located on the 3rd floor with elevator, this apartment has 109.82 sqm. It offers a beautiful exposure on the east side with an unobstructed view of the Rhône.

It includes an entrance with a laundry area and a hallway leading to a master suite with shower and dressing room. Then a large living room with a kitchen open to the dining room and the living room allows you to enjoy a pleasant view of the River.

Finally, a second sleeping area composed of a bedroom and an office are oriented on the inner courtyard, in peace. A second shower room optimizes comfort.

This apartment, renovated in 2020 with high-end materials will allow you to project yourself and settle in easily.

A cellar completes this property. Agency fees payable by vendor - Nombre de lots dans la copropriété: 27 - Montant moyen de la quote-part de charges courantes 1,428 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1271€ ~ 1719€ - Marie HOUOT - Agent commercial - EI - RSAC Lyon 438778649

FEATURES

Type de bien:	Apartment	Surface:	109.86 m ²	Terrain:	-
Charges:	€1,428.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	27	Taxe foncière:	€836.00
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 186kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,271.00 et \$1,719.00

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