



Lyon 2 - Bellecour - Old apartment of 175 sqm - 3 bedrooms

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SELLING PRICE : Sold

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SOLE AGENCY

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69006 Lyon



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1, place de la Croix-Rousse  
69004 Lyon

6, place de la Libération  
69130 Écully

## DESCRIPTION

**EXCLUSIVE RIGHTS - AINAY / BELLECOUR.** Located on the 3rd floor of a beautiful 19th century Haussmanian building with elevator, this bourgeois apartment in Bellecour has 175 sqm.

The entry serves a beautiful living room of 45 sqm opening onto a balcony and a kitchen - dining room of 35 sqm. The sleeping area has 3 bedrooms: a large master suite with dressing room, bathroom and balcony and 2 bedrooms overlooking the courtyard and a bathroom.

The privileged address, close to the place Bellecour, the calm of the district of Ainay, its nice volumes, its high ceilings, its woodworks and chimneys of origin and its numerous tidying up make this apartment an exceptional property .

A cellar and an attic complete this property. A garage in the inner courtyard of the building is available for rent. The building has recently benefited from a facelift and renovation of the roof.  
Agency fees payable by vendor - Nombre de lots dans la copropriété: 41 - Montant moyen de la quote-part de charges courantes 1,820 €/yearly - Ghislaine MASCARELLO - Agent commercial - EI  
- RSAC Lyon 820177251

# FEATURES

Type de bien:	Apartment	Surface:	175.0 m <sup>2</sup>	Terrain:	-
Charges:	€1,820.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	41	Taxe foncière:	€1,235.00
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) : C 147kWh/m<sup>2</sup>.year

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

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