



Lyon 2 - Bellecour - Apartment 197,54 sqm - Terrace, Loggia, Balcony - 4 Bedrooms



SELLING PRICE : €1,940,000

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

EXCLUSIVITY - BELLECOUR.

In an emblematic site of the City of Lyon, this luxury residence, located on Place Bellecour, has been carefully decorated by the famous Maison Sarah Lavoine.

This 197.54 sqm apartment is located on the 4th and 5th floor with secure elevator, only on its landing renovated by a renowned architect.

It consists on the first level of a large living room with direct access to a 88 m² terrace with jacuzzi, a kitchen with access to a balcony of 14 m² and a beautiful wine cellar.

The night part consists on the upper floor of a master suite of 41 m² with its integrated water feature, with a view of the Basilica of Notre-Dame de Fourvière, 2 bedrooms with a common balcony, another room currently intended in a gym and a bathroom with laundry and storage.

A cellar completes this property.

You are close to shops, schools, Perrache station and all types of transport.

Possibility to acquire an automated garage 48 sgm ,with 4 places in the basement for a value of 150,000 €TTC extra.

To see without delay... Agency fees payable by vendor - Nombre de lots dans la copropriété: 83 - Montant moyen de la quote-part de charges courantes 7,765 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2015 : 1274€ ~ 1274€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Alexandra APRILE - Agent commercial - EI - RSAC Lyon 839713112

FEATURES

Type de bien:	Apartment	Surface:	197.54 m ²	Terrain:	-
Charges:	€7,765.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	83	Taxe foncière:	€3,720.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 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) : B 88kWh/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 \$1,274.00 et \$1,274.00

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



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