



Lyon 3 - Part-Dieu - Apartment of 108 sqm - 3 Bedrooms - Balcony -



SELLING PRICE : €599,000

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

EXCLUSIVE - Located close to the Bourse du Travail, Part-Dieu train station and all amenities, beautiful 108sqm apartment in a very well-maintained condominium. It is located on the 4th floor with elevator, it is crossing and bright.

It is composed of a living room with parquet flooring opening onto a long balcony, a fitted and equipped kitchen, a suite with shower room, two bedrooms and a bathroom. The apartment benefits from plenty of storage space.

A cellar and two parking spaces in the basement complete the property.

The location, the high floor, the balcony, the floor plan, as well as the two private parking lots are the major assets of this property. 575,961.54 € Agency fees not included - Agency commission: 4%VAT included Agency fees payable by buyer - Nombre de lots dans la copropriété: 91 - Montant moyen de la quote-part de charges courantes 4,540 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1540€ ~ 2130€ - Mathilde BOULÉ - Agent commercial - EI - RSAC Lyon 811409994

FEATURES

Type de bien:	Apartment	Surface:	108.04 m ²	Terrain:	-
Charges:	€4,540.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	91	Taxe foncière:	€1,361.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	to the buyer		

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 233kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,540.00 et \$2,130.00

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