BARNES INTERNATIONAL REALTY | Lyon

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Lyon 3rd - Montchat - apartment of 110.31.m² - 3 bedrooms - terrace of 70 m² - garages

SELLING PRICE : €950,000

EMAIL : LYON@BARNES-INTERNATIONAL.COM

14, quai Général Sarrail
69006 Lyon

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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

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DESCRIPTION

MONTCHAT. Cours du Docteur Long on the 5th and penultimate floor to RT 2012 standards, duplex apartment with a surface area of 110 m^2.

The 53 m^2 living room with open kitchen opens to the east onto a 10 m^2 loggia and to the west a 7 m^2 terrace.

The sleeping area offers a master suite with dressing room as well as 2 other bedrooms sharing a bathroom.

Upstairs you will be seduced by an open-air terrace with an area of 70 m^2 with planters.

2 closed boxes with an area of 24 m^2 each complete this property.

Residence with great amenities: lift, BSO blinds with centralized control, videophone, mixed wood-aluminum exterior joinery, Jacob Delafon bathroom furniture, Grohe taps, Porcelanosa tiling, connected Acova radiators, car lift...

Close to shops and transport. Agency fees payable by vendor - Nombre de lots dans la copropriété: 24 - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Benoît PEETERS - Agent commercial - EI - RSAC Lyon 793999327

FEATURES

Type de bien:	Apartment	Surface:	110.31 m²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	24	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A -1kWh/m².year

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

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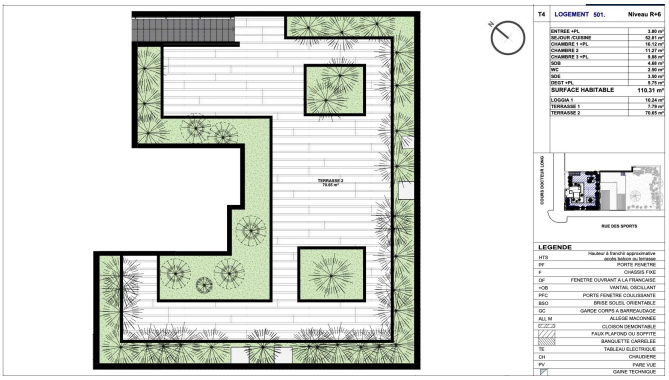

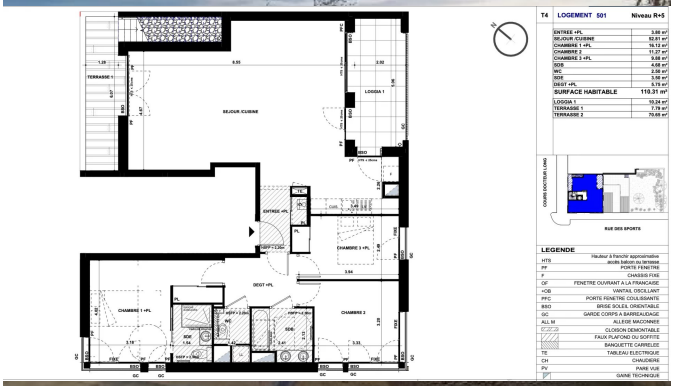

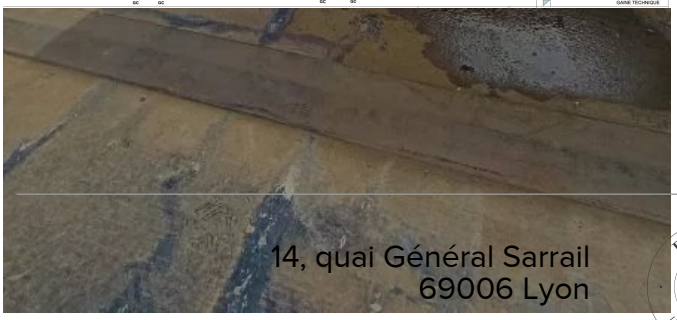

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