



Lyon 3 - Rooftop villa of 145 sqm with terrace of 127 sqm - 4 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. Located on the 6th and last floor of a luxury residence with elevator, this roof terrace duplex has 145 sqm. It consists of an entrance with cupboards, a beautiful living room of 73 sqm with lounge, dining room and fitted open kitchen giving access to the south-west terrace of 127 sqm. An office area and a master bedroom with shower room complete this level. On the lower level are 3 bedrooms, a bathroom and a laundry area. The triple exposure, the terrace with trees and without vis-à-vis, volumes, brightness and the very good condition of the apartment are the major assets of this rare property. Two garages in the basement with automatic doors and a cellar of 14 sqm complete this property. You are 10 minutes walk from Part-Dieu train station and metro. Agency fees payable by vendor - Nombre de lots dans la copropriété: 139 - Montant moyen de la quote-part de charges courantes 3,252 €/yearly - Mathilde BOULÉ - Agent commercial - EI - RSAC Lyon 811409994

FEATURES

Type de bien:	Apartment	Surface:	145.0 m ²	Terrain:	-
Charges:	€3,252.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	139	Taxe foncière:	€2,100.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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 106kWh/m².year

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

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