



LYON 3 - MONTCHAT - HOUSE OF 164 SQ.FT - GROUND OF 495 SQ.FT. - 5
BEDROOMS



SELLING PRICE : Sold

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

LYON 3 - MONTCHAT. Factory completely renovated in 2015 of 164 m², halfway between Place Ronde and Place du Château, sheltered from all eyes. This house is located on the ground floor around a beautiful living room, large windows overlooking the terrace of 45m² and the garden, a kitchen fully equipped and furnished, a parents' area with bedroom, storage, bathroom / shower and separate WC. A laundry room completes this level. This floor has a floor heating also refreshing. The floor consists of 4 bedrooms, two with their shower room, storage and separate WC, heated and air-conditioned by heat pump. Central aspiration, videophone, alarm. Attached to this house, you have a room of 30m² that can be converted into an apartment, an office for professionals, a covered spa ... Possibility to enlarge. You also have a garden of 250m², a terrace of 45m² on a plot of 495m. 3 parking including one covered. Near tram T3 (Part Dieu access) and bus (Access metro Grange Blanche). Schools at 50m, near Charles de Foucauld.

FEATURES

Type de bien:	House	Surface:	164.0 m ²	Terrain:	495.0 m ²
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€988.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	-		

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) : C 130kWh/m².year

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

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