



Lyon 4 - Croix Rouse / plateau - Apartment on the 5th floor out of 7 of 113 sqm - 2
Terraces 18 sqm - cellar - 2/3 Bedrooms



SELLING PRICE : €545,000

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69006 Lyon



PHONE : +33478159090
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

CROIX-ROUSSE. Center / Plateau sector, close to LYON 1 and all the amenities of the fourth arrondissement of Lyon, including its 2 emblematic markets, its shops, its transport and its schools including its famous Saint Exupéry high school.

In a quiet and secure residence with a caretaker, park and tennis court.

On the 5th floor out of 7 with lift, this apartment which can be converted to benefit from 3 bedrooms, has an unobstructed view from its two covered balconies of approximately 9 sqm each.

On a high floor, in absolute calm and not overlooked, this property of 113.19 sqm carrez (total area of approximately 130 sqm) is south/west facing. Thus, very bright, it benefits from beautiful volumes and numerous tailor-made storage spaces.

You will find an entrance of 7 m² leading to a kitchen of around 11 sqm and a storeroom of around 2 sqm (a 3rd bedroom with shower room is possible). It gives access to a first covered balcony of approximately 9 sqm.

The crossing living space, offering a beautiful volume of approximately 60 sqm living room/dining room/reading area gives access to a second equally pleasant terrace of approximately 9 sqm. It has 3 large openings including a bay window also accessing the balcony/kitchen area.

The sleeping area currently consists of 2 bedrooms (possibility of 3), one of which has a closet. A dressing room completes its numerous storage spaces.

The property has a bathroom and a shower room.

This apartment designed by an interior designer has great amenities but will require a refresh.

A cellar completes this property - Possibility of acquiring a double garage in addition.

Procedure in progress Agency fees payable by vendor - Nombre de lots dans la copropriété: 144 -

Montant moyen de la quote-part de charges courantes 3,430 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1290€ ~ 1780€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Cyril CHABBAT - Agent commercial - EI - RSAC Lyon 820976272

FEATURES

Type de bien:	Apartment	Surface:	113.0 m ²	Terrain:	-
Charges:	€3,430.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	144	Taxe foncière:	€2,182.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	3 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) : D 183kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,290.00 et \$1,780.00

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