



Lyon 4 - Croix Rousse / Gros Caillou - Apartment on the 4th floor of 112.74 sqm -
Terrace 18 sqm - 3/4 Bedrooms



SELLING PRICE : Sold

EMAIL : LYON@BARNES-INTERNATIONAL.COM

14, quai Général Sarrail
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

Gros Caillou center sector, close to all the amenities of Lyon's fourth arrondissement, including its 2 emblematic markets, at the foot of its shops, schools and transport, in a recent, secure and quiet residence.

On the 4th floor of one of the most sought-after residences in the sector, this crossing apartment is air-conditioned and has an unobstructed view of monuments and the Saône from its spacious usable terrace of around 18 sqm.

On a high floor, in absolute calm and not overlooked, this property of 112.74 sqm carrez facing South and North is very bright and benefits from beautiful volumes.

You will find a spacious entrance hall of around 7 sqm leading to a kitchen of around 9 m² with a view of Place du Gros Caillou. Finally, this air-conditioned living space has a spacious living room/dining room of approximately 40m² giving access, through large bay windows, to a spacious terrace with a dominant 180° view of Lyon and its monuments.

The sleeping area has 3 spacious bedrooms with parquet floors and very bright with large sliding openings. One is air-conditioned allowing access to the south-facing terrace and its bathroom. A shower room and plenty of storage complete this sleeping area.

A fourth air-conditioned bedroom of around 15 sqm with access to the terrace is easily possible.

Finally, a spacious dressing room and a cellar of approximately 6m² complete.

This very rare property for sale and in a central and unique location will require a refresh.

Possibility of acquiring a single garage in addition.

SUBWAY - BUS - SHOPS and SCHOOLS are at the bottom of the building. Agency fees payable by vendor - Nombre de lots dans la copropriété: 483 - Montant moyen de la quote-part de charges courantes 3,350 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1080€ ~ 1500€ - 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:	112.8 m ²	Terrain:	-
Charges:	€3,350.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	483	Taxe foncière:	€1,892.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 172kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,080.00 et \$1,500.00

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