



Lyon 4 - Croix Rousse - Panoramic view - Apartment on the 9th floor of 154 sqm -  
Terrace 25 sqm - 3 Bedrooms - 2 cellars - double garage

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SELLING PRICE : Sold

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SOLE AGENCY

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29, quai Saint-Antoine  
69002 Lyon

1, place de la Croix-Rousse  
69004 Lyon

6, place de la Libération  
69130 Écully

## DESCRIPTION

EXCLUSIVE - CROIX-ROUSSE - plateau sector Metro Bake and Croix-Rousse 10 minutes walk.

Apartment composed of 2 lots.

Close to all the conveniences of the fourth arrondissement of Lyon, including its 2 emblematic markets, its shops, its schools and its transport, in a secure and quiet residence.

On the 9th and penultimate floor with elevator, you will be seduced by its volumes, its terrace offering different viewpoints overlooking LYON, incredible light.

Family and air-conditioned apartment, crossing offering beautiful and generous volumes. Its main entrance serves an equipped kitchen of approximately 19 sqm as well as a living space of more than approximately 40 sqm. It opens onto a terrace of more than approximately 25 sqm, with large openings, not overlooked for life and with a panoramic and unique view of all of Lyon.

The equally pleasant sleeping area is made up of a parental area with a bedroom of approximately 14 sqm and its shower room. The children's area is made up of two large bedrooms (15 sqm and 22 sqm approximately) as well as a bathroom.

A pantry and two cellars (one of which is air-conditioned with an armored door) complete this property which needs to be refreshed.

Possibility of acquiring in addition, a double garage of 25 sqm (in the width).

Two METERS stop "Cuire" or stop "Croix-Rousse" and line C13 are only 10 minutes away on foot linking Caluire and Cuire to the 3rd arrondissement via the Presqu'île de Lyon. Agency fees payable by vendor - Nombre de lots dans la copropriété: 94 - Montant moyen de la quote-part de charges courantes 8,290 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2022 : 2170€ ~ 2970€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) - Cyril CHABBAT - Agent commercial - EI - RSAC Lyon 820976272

# FEATURES

Type de bien:	Apartment	Surface:	154.0 m <sup>2</sup>	Terrain:	-
Charges:	€8,290.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	94	Taxe foncière:	€2,520.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 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 193kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : D kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$2,170.00 et \$2,970.00

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