



LYON4 - Hospital - 3rd floor - 84 sqm - balcony terrace 42 sqm - 3 bedrooms

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SELLING PRICE : €599,000

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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

LYON4 / Immediate proximity to the Croix-Rousse Hospital and its theater - 8 minutes walk from the CUIRE metro station and a few meters from the shops of the Grande Rue de la Croix-Rousse and its famous daily markets.

4-room apartment in a perfectly maintained luxury residence from 2017 on the 3rd floor out of 5 with elevator.

This property on a high floor, bright due to its South-East orientation, has a carrez surface of 84.68 sqm.

The entrance with cupboard serves an open and equipped living room/kitchen area. It gives access to a spacious terrace of approximately 34 sqm facing East with a dominant view and not overlooked. Just as quiet overlooking the interior garden, an 8m<sup>2</sup> balcony facing south. It is also accessible from the living room/kitchen of around 40 sqm.

The sleeping area is made up of 3 bedrooms all equipped with cupboards / dressing rooms. A shower room, a laundry area and a bathroom complete this property.

This top-of-the-range apartment with terrace and balcony, in a recent and sought-after building, close to buses, the Cuire metro, shops, schools and nurseries can have two garages at an additional cost. Agency fees payable by vendor - Nombre de lots dans la copropriété: 16 - Montant moyen de la quote-part de charges courantes 1,720 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 520€ ~ 760€ - 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:	84.68 m <sup>2</sup>	Terrain:	-
Charges:	€1,720.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	16	Taxe foncière:	€1,712.00
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) : A 66kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$520.00 et \$760.00

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