



Caluire et Cuire - Metro Cuire - Top floor apartment - Panoramic view and Fourviere - 2 bedrooms 94.02 sqm - balcony 15 sqm - loggia - Parking - Box



SELLING PRICE : €549,500

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14, quai Général Sarrail
69006 Lyon



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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

CALUIRE-ET-CUIRE. Nestled on the top floor with elevator, this 94 sqm apartment welcomes you with a breathtaking view of Fourvière.

Just 10 minutes on foot from the CUIRE metro/line C as well as 5 minutes by car from the Croix Rousse Hospital and numerous shops and daily markets.

Its spacious entrance gives access to a living space of approximately 35 sqm bathed in light, opening onto a private terrace of approximately 15 sqm. The closed kitchen of more than approximately 10 sqm offers practical access to a second exterior (loggia 2.57 sqm).

The sleeping area is made up of two bedrooms (10 and 13 sqm) equipped with storage space.

This apartment also has an additional dressing room/storage area as well as a shower room.

A rare and spacious cellar of 17 sqm, an outdoor parking space and a garage (box) in the basement complete this property.

This property offers a quality of life through its geographical positioning as well as its quiet and unobstructed environment. Agency fees payable by vendor - Nombre de lots dans la copropriété: 50 - Montant moyen de la quote-part de charges courantes 2,880 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 2120€ ~ 2910€ - 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:	94.02 m ²	Terrain:	-
Charges:	€2,880.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	50	Taxe foncière:	€2,017.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	3 rooms
NB de chambres:	2 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : F 363kWh/m².year

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

High energy consumption

Estimated amount of annual energy expenditure for standard use:
entre \$2,120.00 et \$2,910.00

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