



Lyon 4 - Croix-Rousse - Duplex Penthouse - Rooftop house - 149.17 sqm - 4 bedrooms - garage



SELLING PRICE : €1,499,000

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69006 Lyon



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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

CROIX ROUSSE / HÉNON - 5 minutes from METRO Hénon, close to shops, schools, the hospital but also the emblematic markets.

In a popular residence from 2004, this exceptional property, just like a house, alone on its landing and in duplex, has a total floor area of 193 sqm including a living area of 149.17 sqm Carrez.

Located on the 6th and top floor of a luxury building with elevator, this air-conditioned penthouse of approximately 149 sqm was renovated in 2018.

On the main level you will find a beautiful living room of approximately 40 m², facing south. This living space is completed by a perfectly equipped kitchen.

This volume is bathed in light by large bay windows all giving access to a spacious terrace of approximately 190 m² and with 4 exposures. It is equipped with a SPA, sun protection and benefits from a panoramic view.

On the lower level, accessible from a staircase, the sleeping area has 4 bedrooms including a spacious master suite with dressing room, bathroom and private balcony. The 3 other bedrooms with cupboards share an additional shower room. This level has a second landing door. Finally, a laundry room completes this level.

A 60 sqm garage for 4 vehicles and storage is additional.

This Rooftop with a premium location, perfectly arranged for convivial moments makes it an exceptional and rare property for sale. Agency fees payable by vendor - Nombre de lots dans la copropriété: 25 - Montant moyen de la quote-part de charges courantes 3,970 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1070€ ~ 1520€ - 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:	149.17 m ²	Terrain:	-
Charges:	€3,970.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	25	Taxe foncière:	€2,942.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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 119kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,070.00 et \$1,520.00

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