BARNES INTERNATIONAL REALTY | Lyon

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Sold // Croix-Rousse - House of 216 sqmon plot of 4000 sqm with panoramic view

SELLING PRICE : Sold

EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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

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DESCRIPTION

Exclusive - CROIX-ROUSSE - Located in the heart of the Croix Rousse, this home of character end 19ème offers approximately 216m ^{2} and a garden of 4000m ^{2}. Erected on two levels, it enjoys a panoramic view of the Rhone and Lyon. It is composed on the ground floor of an entrance giving on a living room with chimney, an independent kitchen lit by two windows orientated South-East with view on the park and access to a big terrace in teak. A parental suite with reversible air-conditioning, composed of a study, a room and a bathroom completes this first level. On the floor, three rooms of which one with its room of water, and two with a small South-East balcony with splendid view on the garden and Lyon. A bathroom with bath, shower and toilet inside. This property also offers an independent studio of about 40 m2 with a possible independent entrance, which consists of a room with parquet floor right, a lounge giving access to a terrace and garden, a kitchenette and a bathroom With bath and washbasin. This part is alarmed separately from the main house. A Spa, a garden shed and five parking spaces complete well of exception. For any real estate consultancy in Lyon, contact your luxury real estate agency in Lyon BARNES: 04 78 15 90 90 / www.barnes-lyon.com Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 7,200 €/yearly - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Philippe FOURCADE - Agent commercial - EI - RSAC Lyon 539894261

FEATURES

Type de bien:	House	Surface:	216.21 m^2	Terrain:	-
Charges:	€7,200.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,000.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 138kWh/m^2.year

Indice d'émission de gaz à effet de serre (GES) : D kg CO2/m^2.an

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