



Lyon 1 - Chartreux - Town house of around 370 sqm - 5 rooms - Terrace - 4 bedrooms

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SELLING PRICE : €2,250,000

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EMAIL : LYON@BARNES-INTERNATIONAL.COM

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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

CHARTREUX. Located right next to the Chartreux institution and the Croix-Rousse district, this exceptionally spacious town house offers a host of possibilities.

It has a basement and 3 levels.

The ground floor comprises an entrance hall and 3 bedrooms. Each has its own private bathroom or shower room.

These three large spaces could easily be converted into 3 independent studio flats, ideally located close to the Chartreux institution.

On the first floor, an exceptional living room of over 100 m<sup>2</sup> (1,076 sq ft) with a north-west/south-east aspect opens onto a 75 m<sup>2</sup> (75 sq ft) terrace planted with trees.

A bedroom with bathroom could be envisaged on this level.

The master bedroom currently occupies the entire 2nd floor, with a floor area of approx. 100 m<sup>2</sup> and includes the bedroom, bathroom and plenty of storage space.

This magnificent space could easily be divided into 2 bedrooms sharing a large bathroom.

A single garage in the neighbouring condominium is sold with the property.

A rare property with character, ideally located and offering numerous possibilities. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2015 : 3856€ ~ 3856€ - 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) - Jordane OLAGNE - Agent commercial - EI - RSAC Lyon 812122661

# FEATURES

Type de bien:	House	Surface:	-	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,300.00
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 138kWh/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 \$3,856.00 et \$3,856.00

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