



Lyon 5 - Point du jour - Apartment of 127.87 sqm - 2 balconies - cellar - garage - 4 bedrooms



SELLING PRICE : €600,000

EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

14, quai Général Sarrail
69006 Lyon



PHONE : 04 78 15 90 90
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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

EXCLUSIVE - LYON 5 - HEART OF POINT DU JOUR - In a large wooded park, in the heart of a secure residence, this well-appointed crossing apartment is structured around two very distinct spaces.

The living rooms, facing west, have a closed kitchen and a large living room opening onto a not overlooked terrace of 13.24sqm.

The sleeping area serves three bedrooms and their bathroom as well as a master suite with its dressing room and bathroom.

Some rooms share an 8sqm balcony.

You will appreciate the privileged environment of this residence with its green spaces, its caretaker and its calm.

The immediate proximity to shops, transport and schools are also real assets, as is the existence of a cellar and a double garage included in this property. Agency fees payable by vendor -
Nombre de lots dans la copropriété: 374 - Montant moyen de la quote-part de charges courantes 2,640 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1300€ ~ 1820€ - Marie HOUOT - Agent commercial - EI - RSAC Lyon 438778649

FEATURES

Type de bien:	Apartment	Surface:	127.87 m ²	Terrain:	-
Charges:	€220.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	374	Taxe foncière:	€2,664.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	4 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 142kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,300.00 et \$1,820.00

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