



Lyon 5 - Saint Irénée - Apartment 145.95sqm - Terrace and balconies - 4 bedrooms - Panoramic view



SELLING PRICE : €895,000

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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

DESCRIPTION

LYON 5 - SAINT IRÉNÉE - This exceptional flat in need of renovation is located on the 6th floor out of 7 in a very well-maintained luxury residence built in 1977, with a caretaker.

It is the only apartment on its own level and spans 146 m², with an uninterrupted view of Lyon and the Chaîne des Alpes thanks to a 46 sqm terrace equipped with awnings. The environment is calm.

The flat comprises a beautiful entrance hall opening onto a lounge and dining room of approx. 42 sqm, which leads onto the terrace.

The separate kitchen has a view over Fourvière and access to the terrace.

The sleeping area comprises 4 bedrooms, a shower room and a bathroom.

A 9 sqm cellar with electricity completes this property.

In addition, you can purchase an 18sqm garage with lift access.

This flat is ideally located, just a few minutes' walk from the Saint-Marc and Sainte-Ursule school centres (nursery/primary/college) and the Saint Just and La Favorite secondary schools. There are 7 bus routes within a 10-minute walk of Perrache station.

ongoing procedure Agency fees payable by vendor - Nombre de lots dans la copropriété: 83 - Montant moyen de la quote-part de charges courantes 6,603 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1620€ ~ 2250€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Jordane OLAGNE - Agent commercial - EI - RSAC Lyon 812122661

FEATURES

Type de bien:	Apartment	Surface:	145.95 m ²	Terrain:	-
Charges:	€6,603.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	83	Taxe foncière:	€2,128.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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) : D 197kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,620.00 et \$2,250.00

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