



LYON 5- House 210 sqm on ground of 1238 sqm

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SELLING PRICE : Sold

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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

Between Tassin and Point du Jour, very nice location for this townhouse of 210 sqm on a plot of 1238 sqm.

The house dated from around 1865, is built on 3 floors and a basement.

On the ground floor, the crossing entrance from south to north, has kept a very nice Terrazzo floor. It serves an independent kitchen communicating with the dining room on the one hand and a TV room and the living room on the other hand.

The 1st floor consists of 3 bedrooms, a bathroom, toilet. And the 2nd floor offers 4 other bedrooms of nice size, a shower room and toilets. A large cellar occupies almost the entire house. The garden goes around the house offering the opportunity to stand in several places and park his cars.

You will appreciate the soul of a pretty family home in the heart of Lyon, near the strategic axes of communication, shops and schools of Lyon 5 and Tassin la Demi-Lune. Agency fees payable by vendor - 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:	210.0 m <sup>2</sup>	Terrain:	1238.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,630.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	7 bedrooms	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 187kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : D kg CO<sub>2</sub>/m<sup>2</sup>.an

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