



Lyon 5 - Point du jour - House of 220 sqm - 4 Bedrooms - Garden of 880 m²



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

DESCRIPTION

EXCLUSIVE - POINT DU JOUR - Family house of 220 sqm of the 30s on 3 levels with 60 sqm to be fitted out. On garden level : the entrance hall leads to a bedroom and a shower room, a toilet, an office, a laundry room and a wine cellar.

On the ground floor : a very beautiful and luminous living room opening on the kitchen veranda.

Access to the garden by a beautiful stone staircase.

On the 1st floor: 3 bedrooms with a bathroom/shower room and an office space.

On the 2nd floor level of 60 sqm to be fitted out.

Enclosed garden with swimming pool.

Quiet and close to shops.

Translated with www.DeepL.com/Translator (free version) Agency fees payable by vendor -

Montant moyen de la quote-part de charges courantes 3,200 €/yearly - Catherine VALADJI -

Agent commercial - EI - RSAC Lyon 802629824

FEATURES

Type de bien:	House	Surface:	220.0 m ²	Terrain:	881.0 m ²
Charges:	€3,200.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,581.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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 156kWh/m².year

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

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