



Lyon 5 - Debrousse - 174 sqm penthouse - 380 sqm terrace with a pool - 3 bedrooms

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SELLING PRICE : Sold

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69002 Lyon

1, place de la Croix-Rousse  
69004 Lyon

6, place de la Libération  
69130 Écully

## DESCRIPTION

DEBROUSSE. On the 10th and top floor of a luxury building with an elevator and a concierge, this penthouse apartment offers 174 sqm of living space spread over 2 levels. Fully furnished and equipped, it features a large living area with a Gaggenau fitted and equipped open kitchen. This space is surrounded by a magnificent terrace affording panoramic views over Lyon. It has been laid out with several relaxation spaces and a pool. On the lower level are 3 bedrooms, an en suite bathroom for the master bedroom, an en suite wash room for the other bedroom, and a 2nd wash room. This property also comes with four closed garages on the basement level. The apartment is equipped with a home automation system and has a private elevator that leads to the apartment's two floors. On Avenue Debrousse in the Saint-Irénée district, a historic and lively area with many shops. Agency fees payable by vendor - Nombre de lots dans la copropriété: 312 - Montant moyen de la quote-part de charges courantes 9,600 €/yearly - Catherine VALADJI - Agent commercial - EI - RSAC Lyon 802629824

# FEATURES

Type de bien:	Penthouse	Surface:	174.0 m <sup>2</sup>	Terrain:	-
Charges:	€9,600.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	312	Taxe foncière:	€3,585.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	3 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 149kWh/m<sup>2</sup>.year

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

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