



Lyon 6 - Apartment of 131.88 sqm - 3 bedrooms and 1 office



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 - BOULEVARD DES BELGES. Located in a neoclassical building from 1910 on its land, this apartment on the 6th floor out of 7 enjoys very good light thanks to its double southwest exposure.

A living space with entrance hall and kitchen open to the living room totals 70 sqm and serves: on one side a sleeping area with 3 bedrooms and a bathroom, on the other, an office area with adjoining shower room.

The recent renovation in 2017 was carried out with high-end materials, solid parquet floors, a functional layout, storage spaces and branded installations. These services give this property a quality and comfort, in which it is easy to project yourself.

Two landing doors give the possibility of creating a very small independent studio (13.83 sqm)

An 8.33 sqm service bedroom on the 8th floor as well as a cellar and an attic complete and enhance this property.

It is also possible to acquire a private garage in 2 minutes walk (at a price of € 30,000), which is a real asset in this sector.

Immediate proximity to the park and transport. Agency fees payable by vendor - Nombre de lots dans la copropriété: 39 - Montant moyen de la quote-part de charges courantes 5,336 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1770€ ~ 2470€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Marie HOUOT - Agent commercial - EI - RSAC Lyon 438778649

FEATURES

Type de bien:	Apartment	Surface:	131.88 m ²	Terrain:	-
Charges:	€5,336.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	39	Taxe foncière:	€1,660.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 225kWh/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 \$1,770.00 et \$2,470.00

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