



Lyon 6 - Saint-Pothin - Apartment 231,12 sqm - 4 Bedrooms



SELLING PRICE : €1,530,000

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

EXCLUSIVITY - SAINT POTHIN. A real favorite. Discover this superb family apartment ideally located next to the Quai du Rhône, Place Marechal Lyautey and Place Edgar Quinet.

Entirely renovated by an interior designer, it offers top-of-the-range modern features while retaining the charm of the old. Spacious rooms, exposed beams, moldings and fireplaces await you.

Located on the 2nd floor of a small condominium with its own grounds, this east/west-facing apartment features 231.12 m².

It comprises a beautiful entrance hall, a large office/guest room, a living room, a dining room, a fully fitted and equipped independent kitchen with Italian-inspired arches. The night space boasts three bedrooms, including a master suite with dressing and a private shower room, a bathroom. Plenty of storage space and a laundry room.

You'll love its calm, bright layout and immediate proximity to shops, schools and transport.

1,471,153.90 € Agency fees not included - Agency commission: 4%VAT included Agency fees payable by buyer - Nombre de lots dans la copropriété: 17 - Montant moyen de la quote-part de charges courantes 2,800 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1790€ ~ 2490€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Carme TANÉ - Agent commercial - EI - RSAC Lyon 905147831

FEATURES

Type de bien:	Apartment	Surface:	231.12 m ²	Terrain:	-
Charges:	€2,800.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	17	Taxe foncière:	€1,985.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	to the buyer		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : ? Not specified

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,790.00 et \$2,490.00

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