



Lyon 6 - Tête d'Or - Apartment of 217 sqm - Balconies - Terrace - 1 cellar - 1 garage - 2 parking spaces

---



SELLING PRICE : €2,500,000

---

EMAIL : LYON@BARNES-INTERNATIONAL.COM

---

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

GOLDEN HEAD. Discover this 217 sqm reception apartment bordered by Boulevard des Belges and the magnificent Parc de la Tête d'Or.

Located in a former mansion with a unique address, this rare property offers you a mix combining elegance and modernity.

The entrance leads to the reception rooms. It has a kitchen closed to a spacious dining room, and a living room facing south.

The sleeping area includes 2 suites, each with their own shower room, leading onto the park-side terrace. A bedroom, a bathroom and a laundry room.

This prestigious property offers you great amenities: parquet floors, fireplaces and moldings, high ceilings. For your moments of relaxation, enjoy absolute calm from the terrace.

For your comfort, you benefit from a garage, two parking spaces and a cellar.

Don't miss this unique opportunity to live in an exceptional setting.

This co-ownership has private access to the Tête d'Or park and buses at the foot of the building.  
Agency fees payable by vendor - Nombre de lots dans la copropriété: 19 - Montant moyen de la quote-part de charges courantes 9,680 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 2210€ ~ 3050€ - Catherine VALADJI - Agent commercial - EI - RSAC Lyon 802629824

# FEATURES

Type de bien:	Apartment	Surface:	217.0 m <sup>2</sup>	Terrain:	-
Charges:	€9,680.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	19	Taxe foncière:	€3,685.00
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) : D 183kWh/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

Estimated amount of annual energy expenditure for standard use:  
entre \$2,210.00 et \$3,050.00

14, quai Général Sarrail  
69006 Lyon



PHONE : +33478159090  
[lyon@barnes-international.com](mailto: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

---

14, quai Général Sarrail  
69006 Lyon



PHONE : +33478159090  
[lyon@barnes-international.com](mailto: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