



Lyon 6 - Boulevard des Belges - Exceptional apartment of 231sqm - 4 bedrooms



SELLING PRICE : €2,300,000

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14, quai Général Sarrail
69006 Lyon



PHONE : +33478159090
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29, quai Saint-Antoine
69002 Lyon

1, place de la Croix-Rousse
69004 Lyon

6, place de la Libération
69130 Écully

DESCRIPTION

Boulevard des Belges - Located on Boulevard des Belges, towards the golden gate, in a magnificent building from the beginning of the century, with caretaker, and direct access to the park,

this reception apartment of 231sqm carrez will seduce you with its volumes, its exceptional view of the park, its magnificent Terrazzo floors, and oak parquet floors, its coffered ceilings and its woodwork.

It consists of an entrance, a very large dining room, a beautiful rotunda living room, a magnificent living room, a master suite, all directly overlooking the Parc de la Tête d'Or, 2 other bedrooms with the possibility of a 4th.

Possibility of liberal profession.

Two landing doors.

A parking space in the courtyard, as well as a double cellar and an attic complete this property.

Agency fees payable by vendor - Nombre de lots dans la copropriété: 7 - Montant moyen de la quote-part de charges courantes 10,000 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 3920€ ~ 5360€ - Fabienne STREICHENBERGER - Agent commercial - EI - RSAC Lyon 819572421

FEATURES

Type de bien:	Apartment	Surface:	231.09 m ²	Terrain:	-
Charges:	€10,000.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	7	Taxe foncière:	€2,779.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 308kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$3,920.00 et \$5,360.00

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