



Lyon 6 - Private mansion of about 346 sqm - Garden - 7 rooms poss.9



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

EXCLUSIVITY - TETE D'OR - RARE. Unique location for this beautiful family mansion on 3 levels. It is located Boulevard des Belges, with direct access to the Tête d'Or park of about 346 sqm. You will be seduced by the quality of the woodwork, the high ceilings on each level, the fireplaces and the breathtaking view of the park.

A large porch gives you access to the entrance of the mansion. It is composed on the first floor of a beautiful entrance hall which serves a living room and dining room. An office and a kitchen with large bay windows have a direct access to a terrace and garden.

From a beautiful entrance hall with a venetian floor, a beautiful stone staircase leads us to the upper floor composed of 4 bedrooms, 1 dressing room, a bathroom and a shower room.

On the last level, 3 bedrooms and a large living room delimit this space as well as an attic.

A basement of about 100 sqm with a large cellar, laundry room, boiler room and many storage spaces complete this property.

Renovation work is planned. Agency fees payable by vendor - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr -

Alexandra APRILE - Agent commercial - EI - RSAC Lyon 839713112

FEATURES

Type de bien:	House	Surface:	346.81 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	7 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 119kWh/m².year

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

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