



LYON 6 - TRIANGLE D'OR - PENTHOUSE OF 2798.61 SQ. FT - 2152.78 SQ. FT  
TERRACE - 4 BEDROOMS

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SELLING PRICE : Sold

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14, quai Général Sarrail  
69006 Lyon



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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

LYON 6 - TRIANGLE D'OR. This superb 2798.61 sq. ft roof terrace apartment in duplex, from 1965, includes a 2152.78 sq. ft terrace. It is located near the Foch subway and schools and enjoys an East/West exposition. It is composed of an entrance hall serving a spacious lounge with fireplace, a sitting room with wood floor, a billiard room as well as a dining room and an equipped aluminium and glass kitchen. It also includes 1 master suite with bathroom, shower and spa bath, 3 bedrooms, 2 shower rooms and 1 laundry room. Upstairs, a winter garden opening onto the terrace roof garden and cooking shelters is available. A secured garden in condominium and 1 big cellar complete this property. Plus 4 parking spaces in basement 80 000 €. Agency fees payable by vendor - Nombre de lots dans la copropriété: 13 - Montant moyen de la quote-part de charges courantes 9,600 €/yearly - Catherine VALADJI - Agent commercial - EI - RSAC Lyon 802629824

# FEATURES

Type de bien:	Penthouse	Surface:	260.0 m <sup>2</sup>	Terrain:	-
Charges:	€9,600.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	13	Taxe foncière:	€3,648.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	4 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 192kWh/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

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