



Villeurbanne - Gratte-Ciel - duplex - swimming pool - roof terrace - 171.39 sqm -
2/3 bedrooms - terrace 145 sqm - 2 garages - cellar



SELLING PRICE : €2,100,000

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1, place de la Croix-Rousse
69004 Lyon

6, place de la Libération
69130 Écully

DESCRIPTION

VILLEURBANNE - GRATTE-CIEL. In the heart of the Gratte Ciel center, at the foot of the ZAC urban project (extension of Avenue Henri Barbusse and its future T6 North tram line).

In a quiet and sought-after street, at the foot of all everyday amenities (metro, schools, numerous shops), this duplex is the top floor of a perfectly maintained 1991 condominium with elevator.

On the top and 6th floor of this unique property, you will find a ROOFTOP of approximately 117 sqm, equipped with a relaxation area with summer lounge and a swimming pool. It allows you to benefit from a 180° view of the Villeurbanne skyscrapers.

On the 5th floor alone on its landing, this exceptional property is composed of a reception room of approximately 90 sqm, bright due to its double orientation and articulated around a dining room, a lounge area, a reading area and finally an office (bedrooms possible). It is completed by an independent kitchen of approximately 15 sqm which can be opened. The whole giving access from beautiful openings to a terrace of approximately 35 sqm, not overlooked and in a quiet area.

Finally, on the lower level is the sleeping area. It is made up of 2 large bedrooms including a master suite giving access to a veranda.

A bathroom, a shower room and a laundry room complete this level. (3rd bedroom possible).

This apartment offers beautiful volumes, very beautiful light and great amenities.

It is made up of two lots with two landing doors.

Two closed boxes and a cellar complete this property. Agency fees payable by vendor - Nombre de lots dans la copropriété: 12 - Montant moyen de la quote-part de charges courantes 3,555 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1770€ ~ 2430€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr -

Cyril CHABBAT - Agent commercial - EI - RSAC Lyon 820976272

FEATURES

Type de bien:	Apartment	Surface:	168.39 m ²	Terrain:	-
Charges:	€3,555.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	12	Taxe foncière:	€2,883.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	2 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 173kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,770.00 et \$2,430.00

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