



CALUIRE ET CUIRE BUILDING - 504 sqm - Convertible attics / commercial space



SELLING PRICE : Sold

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

CALUIRE ET CUIRE - Sector in strong development, close to motorways but also to shops, buses and the parc de la tête d'or/LYON6.

This building without co-ownership sold as a block, consists of a commercial space on the ground floor which is occupied by a craftsman and five sold rented and renovated apart from the attics and a property to be renovated.

The land with an area of 217 sqm has a Carrez area of 437.31 sqm, the total floor area of which is 504 sqm.

Areas per lot:

- Common area _ 66.69 sqm USEFUL
- Ground floor _ Rented commercial space of 174.67 sqm
- 1st floor _ rented T2 of 71.45 sqm
- 1st floor _ rented T2 of 56.37 sqm
- 2nd floor _ rented T2 of 71.77 sqm
- 3rd floor _ vacant T2 of 35.24 sqm / to renovate
- 3rd floor _ vacant studio of 27.87 sqm / to be renovated

The common areas and the roof are to be renovated in addition to the attics that can be converted / provide a work budget. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1050€ ~ 1460€ - 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:	Building	Surface:	405.0 m ²	Terrain:	217.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€4,368.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	-
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : G 610kWh/m².year

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

High energy consumption

Estimated amount of annual energy expenditure for standard use:
entre \$1,050.00 et \$1,460.00

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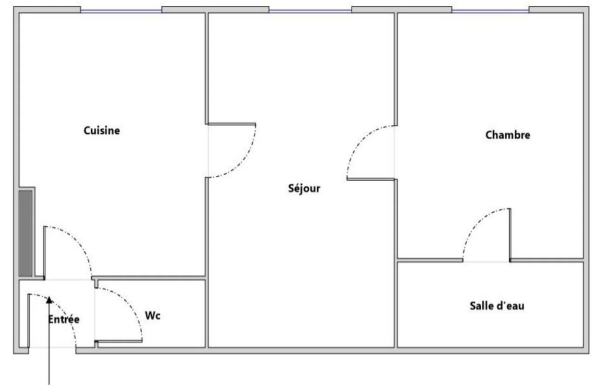


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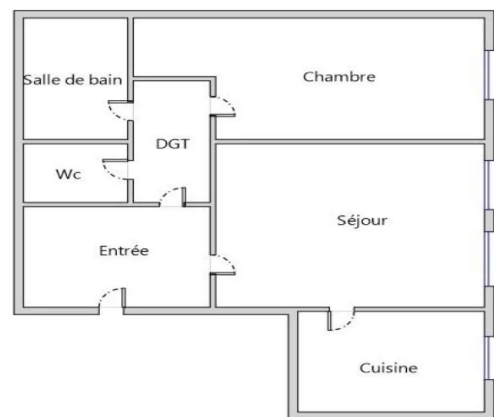
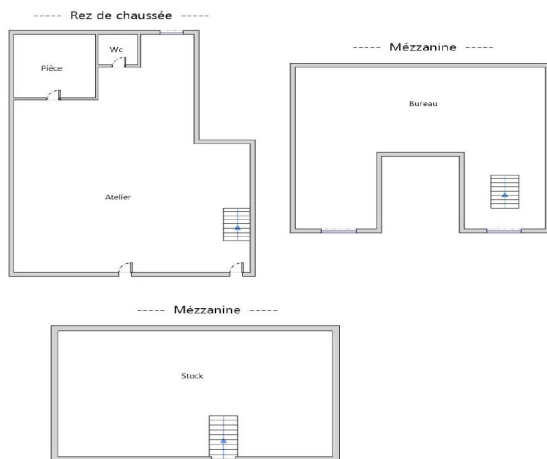
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3ème Etage



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