



Lyon 2 - Bellecour - Duplex penthouse of 155 sqm in total surface area (125 sqm carrez) - Terrace of 49 sqm - 3 bedrooms poss. 4 - 1 cellar



SELLING PRICE : €1,390,000

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

BELLECOUR. In an emblematic part of Lyon, you will appreciate the quality of this recent luxury residence, located on Place Bellecour and Rue du Plat.

In the old part of the building, carefully renovated, this 155 sqm air-conditioned flat in total surface area (125 sqm carrez) is ideally located in a quiet street, on a top floor on the 4th and 5th floors with a secure lift, and benefits from a 49 sqm open-air terrace extending from the living room, facing due west.

The first level comprises an entrance hall, a large living room with a fitted kitchen and dining room, with direct access to the terrace.

The sleeping area comprises two bedrooms and a bathroom, each with access to the terrace. On the upper floor, there is a charming master suite with a shower room, built-in dressing room and utility room.

A cellar completes this property.

There is also the option of purchasing a double garage in the basement.

View now... Agency fees payable by vendor - Nombre de lots dans la copropriété: 83 - Montant moyen de la quote-part de charges courantes 6,748 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021,2022,2023 : 990€ ~ 1410€ - Alexandra APRILE - Agent commercial - EI - RSAC Lyon 839713112

FEATURES

Type de bien:	Apartment	Surface:	125.0 m ²	Terrain:	-
Charges:	€6,748.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	83	Taxe foncière:	€2,656.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 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) : B 90kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$990.00 et \$1,410.00

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