



Lyon 2 - Ainay - Apartment of 180,27 m<sup>2</sup> - 4 Bedrooms - 1 office - Balcony

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SELLING PRICE : €1,320,000

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1, place de la Croix-Rousse  
69004 Lyon

6, place de la Libération  
69130 Écully

## DESCRIPTION

AINAY - On the 2nd floor of a beautiful building with elevator, alone on the floor, family apartment with a surface area of 181 m<sup>2</sup>.

The south-facing living room with a surface area of 45 m<sup>2</sup> opens onto a balcony with a view of the Saône. Semi-open kitchen with pocket doors.

This space also includes an office area.

The sleeping area is separated into 2 distinct spaces.

A parents' area with bedroom, bathroom (shower and bathtub) as well as a dressing area.

The children's area, on the other hand, has 3 beautiful bedrooms each with a dressing room, a bathroom (shower and bathtub), plenty of storage space and a laundry room.

Old-world charm: fireplace, parquet flooring, moldings, high ceilings... Lots of custom-made storage space. Bike storage in the condominium.

2 cellars and 1 attic complete this property. Agency fees payable by vendor - Nombre de lots dans la copropriété: 32 - Montant moyen de la quote-part de charges courantes 2,323 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1430€ ~ 1980€ - Benoît PEETERS - Agent commercial - EI - RSAC Lyon 793999327

# FEATURES

Type de bien:	Apartment	Surface:	180.27 m <sup>2</sup>	Terrain:	-
Charges:	€2,323.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	32	Taxe foncière:	€1,988.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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) : C 114kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : C kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$1,430.00 et \$1,980.00

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