



Lyon 2 - Ainay - Apartment 217.25 sqm - 3/4 bedrooms - Balcony



SELLING PRICE : €1,070,000

EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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

EXCLUSIVITY - AINAY. This 217.25 sqm carrez corner flat, on the 2nd floor of a 19th century building with lift, will win you over with its old-world charm and ideal location, halfway between Place Bellecour and Perrache station.

Exceptionally bright thanks to its triple aspect to the west, north and east, this flat boasts superb period features: high ceilings, fireplaces, mouldings and solid wood Versailles and Hungarian-style parquet flooring.

Every detail has been thought through to preserve the authenticity of the property, while offering a unique living environment for families or professionals in mixed use.

The spacious entrance hall leads to a corner lounge bathed in light, with a double aspect providing a warm atmosphere. The dining room, with its separate kitchen and balcony, is ideal for entertaining.

The sleeping area currently comprises 3 bedrooms and a study, offering a range of layout options to suit your needs. There is also a bathroom and a shower room.

Some refurbishment work will enable you to personalise this property to your taste and enhance its potential.

Two attics, measuring 13 sqm and 9 sqm, with windows, are also attached to this flat, offering additional storage options.

Within easy reach of shops, schools and transport links, this flat offers an urban lifestyle in the heart of one of Lyon's most sought-after districts.

Don't miss this unique opportunity to own an exceptional property in the historic Ainay district. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 2,592 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 2630€ ~ 3630€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Alexandra APRILE - Agent commercial - EI - RSAC Lyon 839713112

FEATURES

Type de bien:	Apartment	Surface:	217.25 m ²	Terrain:	-
Charges:	€2,592.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,657.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 196kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$2,630.00 et \$3,630.00

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