



Lyon 2 - Bellecour - Apartment of 319 sqm - 2 cellars - 5 bedrooms

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SELLING PRICE : €3,650,000

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SOLE AGENCY

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29, quai Saint-Antoine  
69002 Lyon

1, place de la Croix-Rousse  
69004 Lyon

6, place de la Libération  
69130 Écully

## DESCRIPTION

EXCLUSIVE - BELLECOUR. Ideally located in the very center of Lyon near Place Bellecour, in a quiet street, in an old 18th century building of high standard, this sublime apartment, bathed in light, presents exceptional volumes and everything the character of the old. It has been renovated with taste and elegance while respecting tradition.

This reception and family apartment consists of: a large entrance gallery which serves a large living room, a dining room and its dining kitchen, a second large library lounge, with fireplace, inlaid parquet floors and very high ceilings. ceiling.

The sleeping area has four bedrooms, each with their own bathroom as well as a master suite consisting of a beautiful bedroom, a bathroom, a dressing room. Plenty of storage space and a laundry room.

Unique and rare air-conditioned apartment. A second landing door and two beautiful cellars complete this exceptional property. Agency fees payable by vendor - Nombre de lots dans la copropriété: 11 - Montant moyen de la quote-part de charges courantes 4,584 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 3550€ ~ 4870€ - Catherine VALADJI - Agent commercial - EI - RSAC Lyon 802629824

# FEATURES

Type de bien:	Apartment	Surface:	319.43 m <sup>2</sup>	Terrain:	-
Charges:	€4,584.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	11	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 rooms
NB de chambres:	5 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) : D 185kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$3,550.00 et \$4,870.00

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