



Lyon 6 - Quai du Rhône - Panoramic view - Family apartment 207,14 sqm - 4 bedrooms



SELLING PRICE : €1,450,000

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 - Discover this superb family apartment for renovation, ideally located on the 5th floor of a 19th-century building with its own grounds and elevator. Crossing East/West, it offers 207,14 sqm loi carrez. It has all the charm of an old building, having retained its original cachet with parquet flooring, fireplaces, woodwork and moldings. Lots of potential.

It comprises a large entrance hall, a lovely reception room overlooking the Rhône, 3 bedrooms opening onto the quay, 1 bedroom opening onto the courtyard, a dining room, 1 kitchen, 1 laundry room, 1 shower room.

A cellar and attic complete this property.

You're right in the heart of Lyon, on the banks of the Rhône, close to shops, schools and transports. 1,394,230 € Agency fees not included - Agency commission: 4%VAT included Agency fees payable by buyer - Nombre de lots dans la copropriété: 39 - Montant moyen de la quote-part de charges courantes 4,200 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 2620€ ~ 3600€ - Alexandra APRILE - Agent commercial - EI - RSAC Lyon 839713112

FEATURES

Type de bien:	Apartment	Surface:	207.14 m ²	Terrain:	-
Charges:	€4,200.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	39	Taxe foncière:	€2,012.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	to the buyer		

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) : D 203kWh/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 \$2,620.00 et \$3,600.00

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