



Lyon 6 - Brotteaux - Family flat 170.48 sqm - 4 bedrooms



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

EXCLUSIVE - Brotteaux. In an old building dating from 1911, overlooking Place Brosset, you will love the layout of this family flat in the heart of the Brotteaux district.

It comprises a spacious entrance hall, a bright 56.5 m² lounge and living room and a large fitted kitchen with top-of-the-range features, separated from the living room by a large sliding glass roof. The flat has plenty of storage space.

The sleeping area has 4 bedrooms and a recently renovated bathroom and shower room.

You're just a stone's throw from the Place Brosset LPA car park, as well as shops, schools, transport, the Parc de la Tête d'Or and Part-Dieu station.

Lycée du Parc school map.

A cellar and attic complete this property.

Translated with DeepL.com (free version) EXCLUSIVE - Brotteaux. In an old building dating from 1911, overlooking Place Brosset, you will love the layout of this family flat in the heart of the Brotteaux district.

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A cellar and attic complete this property. Agency fees payable by vendor - Nombre de lots dans la copropriété: 16 - Montant moyen de la quote-part de charges courantes 3,440 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 2320€ ~ 3190€ - 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:	170.48 m ²	Terrain:	-
Charges:	€3,440.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	16	Taxe foncière:	€1,467.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 211kWh/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 \$2,320.00 et \$3,190.00

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