



Lyon 6 - Apartment of 190m<sup>2</sup> - Attic of 191m<sup>2</sup> - 4 Bedrooms - Garage

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SELLING PRICE : €1,820,000

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SOLE AGENCY

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1, place de la Croix-Rousse  
69004 Lyon

6, place de la Libération  
69130 Écully

## DESCRIPTION

**EXCLUSIVE - TÊTE D'OR:** This 190m<sup>2</sup> flat has 4 bedrooms. Located on the top floor and overlooking the magnificent Parc de la Tête d'Or, this exceptional living space features a large, bright and spacious living room.

But the appeal of this flat doesn't stop there. An upper floor of 191.03 m<sup>2</sup>, currently converted into an "Attic", is ready to be transformed into additional living space. With the opening already created, you can create a sumptuous duplex, extending your living space to a total area of 381.08 m<sup>2</sup>.

Give free rein to your imagination in this spacious attic: consider an office, an artist's studio, a private cinema room or additional bedrooms. Every square metre of this space offers endless design possibilities.

This flat is not just a residence, it's a rare opportunity to own an exceptional living space in one of the most sought-after areas of the city.

For those looking for a complete solution to their urban lifestyle, an additional opportunity is available with the purchase of a double garage, ideally located in a neighbouring condominium. Agency fees payable by vendor - Nombre de lots dans la copropriété: 11 - Montant moyen de la quote-part de charges courantes 3,726.89 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 2010€ ~ 2770€ - 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)

# FEATURES

Type de bien:	Apartment	Surface:	380.0 m <sup>2</sup>	Terrain:	-
Charges:	€3,726.89	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	11	Taxe foncière:	€3,948.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 163kWh/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 \$2,010.00 et \$2,770.00

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