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Top floor terraces with breathtaking views of Fourvière

Lyon , Rhône , Auvergne-Rhône-Alpes



€1,590,000

inc. of agency fees

4 Beds 1 Baths 233 sqm

On the top floor of a 1995 building complex, this 196m2 apartment benefits from an exceptional view of Fourvière from its 3 terraces. Clarity is at the heart of the visit which begins with a spacious...

At a Glance

Reference	MFH-EAL5529-1	Near to	Lyon	Price	€1,590,000
Bed	4	Bath	1	Hab.Space	233 sqm
		Pool	No	Land Tax	N/A

Property Description

On the top floor of a 1995 building complex, this 196m2 apartment benefits from an exceptional view of Fourvière from its 3 terraces. Clarity is at the heart of the visit which begins with a spacious living room made up of a living room, a dining room and a modern, fully equipped kitchen. The living rooms unfold along bay windows and extend onto terraces on sunny days. The night area has a first large master bedroom

and dressing room and a view of the Fourvière hill. A corridor of harmonious dressing rooms, behind which a converted attic is hidden, leads us to a spacious bathroom, equipped with a private terrace and a laundry room. The level also offers a pleasant work space in its own right with office and art studio. A spiral staircase leads upstairs to a second large bedroom with a library. A tiled boiler room and DIY workshop are located on this level. A closed box and a parking space. Possibility of single garage additional. The property benefits from 2 landing doors. A qualitative layout, radiant brightness, sparkling decoration make this property a precious one to conquer. Area not considered ('Except Carrez'): 118.67 sqm ENERGY CLASS: C - CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, as of January 1: between EUR1,940 and EUR2,670 Additional information: - Road access reached in approximately 10 minutes by car, - SNCF, Part Dieu station 20 minutes by transport, - Lyon city center 10 minutes by car, or 15 minutes by bus , - Bus, Lines C13, C18, La Poudrière stop 170m walk, - Saint Louis/St Bruno College 300m walk, - Roger Duplat Stadium/Gymnasium 5 minutes walk, - Chartreux Garden 10 minutes walk, Proximity : Schools, Tennis, culture: Amphitheater of the Three Gauls, etc...

Condominiums of 15 units (No proceedings in progress).

Annual expenses : 2500 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€1,590,000

Key Information

Year Built:	1995
Internal Area:	233 sqm

Location: Auvergne-Rhône-Alpes



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