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## Town house with terrace near "Jets d'eau Mendès France"

Lyon , Rhône , Auvergne-Rhône-Alpes



# €549,000

inc. of agency fees

3 Beds

120 sqm

This town house of 115.07 sqm Carrez (120 sqm on the ground), built under four sides, has two fully insulated levels and a wooden terrace of almost 40 sqm. It is located in the popular 8th arrondissement...

### At a Glance

**Reference** MFH-EAL6256

**Bed** 3

**Near to** Lyon

**Pool** No

**Price** €549,000

**Hab.Space** 120 sqm

**Land Tax** N/A

### Property Description

This town house of 115.07 sqm Carrez (120 sqm on the ground), built under four sides, has two fully insulated levels and a wooden terrace of almost 40 sqm. It is located in the popular 8th arrondissement of Lyon, a stone's throw from public transport, including the T2 tramway, "Jets d'eau Mendès France" station.

The entrance opens onto a beautiful, bright living room of 34 sqm, composed of a dining room which extends outside on sunny days and a cozy living room with fireplace and library. An equipped and independent kitchen has direct access to the terrace. A hallway leads to the sleeping area, offering a first bedroom with closed dressing room and bay windows opening onto the terrace.

Independent toilets complete the ground floor. Next is the first floor with stairs leading to a hallway, with storage cupboard, which offers high ceilings and leads to the two other spacious bedrooms, equipped with recent double-glazed windows with metal shutters. A double bathroom and separate toilet accommodate the water heater for this floor. Parking is available in front of the house, on the street side. This peaceful property combines the advantages of the house with its exterior to live in and the advantages of city life thanks to the accessibility of public transport, in the heart of a popular area of the city located halfway between "Jets d 'water' and 'Jean Macé'.

ENERGY CLASS: D - CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, as of January 1: between EUR1,530 and EUR2,110 (diagnostics established on 05/07/2024).

## Summary

Property type:	House
Bedrooms:	3
Price	€549,000

## Key Information

Year Built:	1947
Internal Area:	120 sqm
Property Features:	
• Balcony:	1
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery





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**C. BAUER – Sunday Times**

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