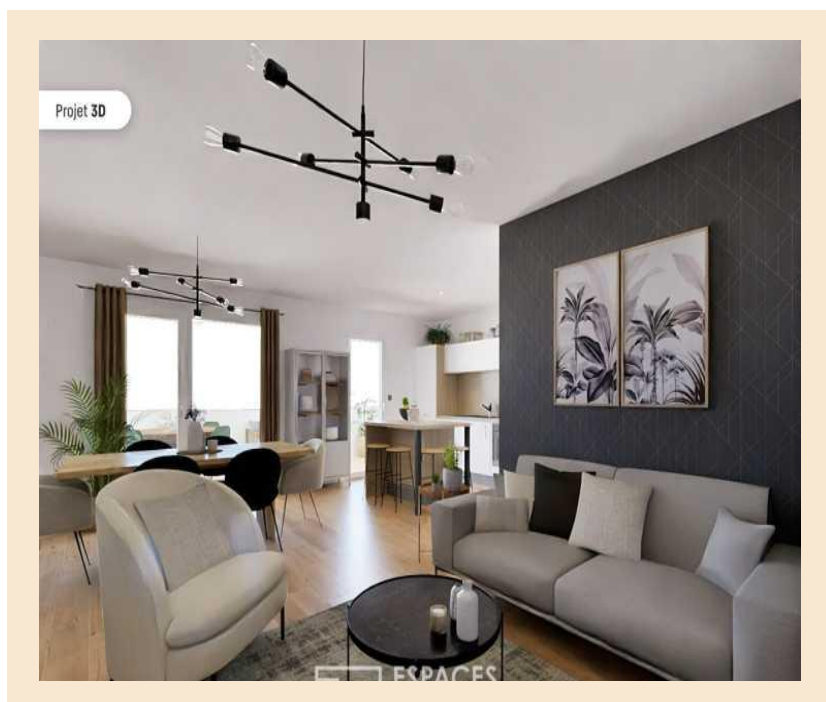


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Full-sky roof terrace and 91sqm pergola

Lyon , Rhône , Auvergne-Rhône-Alpes



€475,000

inc. of agency fees

3 Beds 1 Baths 90.8 sqm

With an exceptional view of Lyon, this roof terrace of nearly 91sqm spans two levels, on the 7th and top floor, of a contemporary building in the 8th arrondissement. With its high ceilings, a bright living...

At a Glance

Reference	MFH-EAL6043-1	Near to	Lyon	Price	€475,000
Bed	3	Bath	1	Hab.Space	90.8 sqm
		Pool	No	Land Tax	N/A

Property Description

With an exceptional view of Lyon, this roof terrace of nearly 91sqm spans two levels, on the 7th and top floor, of a contemporary building in the 8th arrondissement. With its high ceilings, a bright living room, which includes an equipped kitchen open to a dining room and a living room which are bathed in light, leading to a first terrace of approximately 15sqm.

Direct access to the latter for the first bedroom. Tiered storage precedes a bathroom with toilet on this level.

A wooden staircase leads to a hallway which leads to two other bedrooms. One, of the same size as the one below, has a pergola. The last has direct access to a second terrace of almost 46sqm and an additional view of Fourvière.

A bathroom with toilet completes this level. A closed box, to be entered in addition, completes the property.

Open-air terrace and open-air terrace with a bird's eye view of the city at all levels for this property which offers a living experience similar to that of a town house, without any view.

Property subject to co-ownership status: 105 lots including 90 residential lots.

Annual charges: EUR3,174.04

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 EUR610 and EUR860 (Diagnoses established on 03/09/2023)

Condominiums of 105 units (No proceedings in progress).

Annual expenses : 3174.04 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€475,000

Key Information

Year Built:	2014
Internal Area:	90.8 sqm

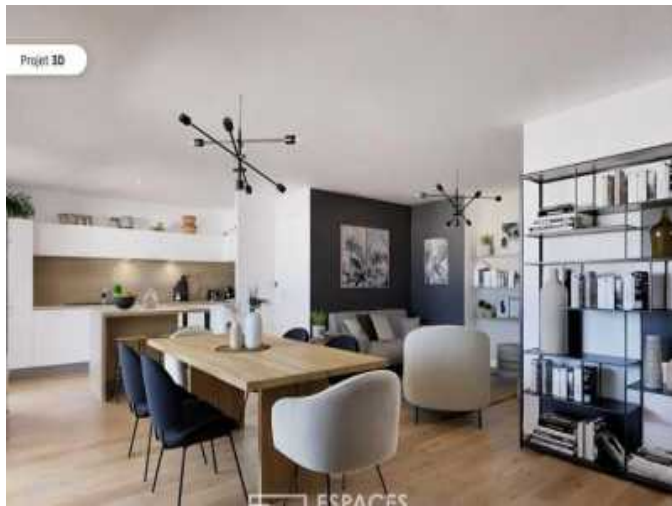
Location: Auvergne-Rhône-Alpes



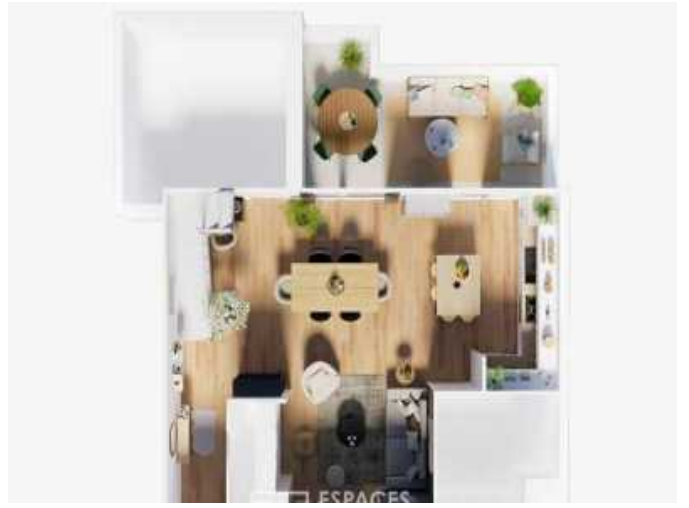
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Projet 10







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C. BAUER – Sunday Times

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