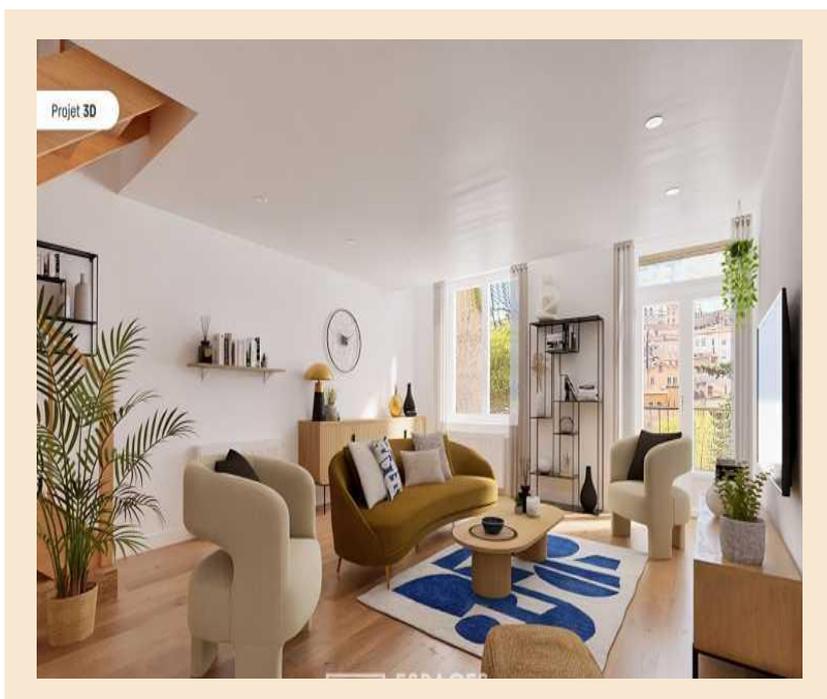


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Old apartment with terrace and garden

Lyon , Rhône , Auvergne-Rhône-Alpes



€550,000

inc. of agency fees

3 Beds 1 Baths 107 sqm 0.02 ha

Located in the popular Bissardon area, a few minutes' walk from Croix Rouse and the Tête d'Or park, this 107sqm duplex canut benefits from a 27sqm terrace and a 200sqm garden. An entrance with storage...

At a Glance

Reference	MFH-EAL5902-2	Near to	Lyon	Price	€550,000
Bed	3	Bath	1	Hab.Space	107 sqm
Land	0.02 ha	Pool	No	Land Tax	N/A

Property Description

Located in the popular Bissardon area, a few minutes' walk from Croix Rouse and the Tête d'Or park, this 107sqm duplex canut benefits from a 27sqm terrace and a 200sqm garden. An entrance with storage leads to the main level with an area of 55sqm entirely devoted to the living space. The latter consists of a fully equipped contemporary kitchen and a living/dining room giving access to a magnificent terrace and a wooded garden, all developing a surface area of 227sqm. A wooden staircase leads to a first sleeping area which can accommodate two bedrooms as well as a bathroom and a toilet. This level is completed by a real

master suite equipped with its dressing room and bathroom. The location, the volumes and the garden are undoubtedly the assets of this exceptional property. Two vaulted cellars. Possibility of renting a closed garage. ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between EUR1,650 and EUR2,290;

Condominiums of 12 units (No proceedings in progress).

Annual expenses : 1164 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€550,000

Key Information

Year Built:	1900
Internal Area:	107 sqm
Land Area:	0.02 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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C. BAUER – Sunday Times

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