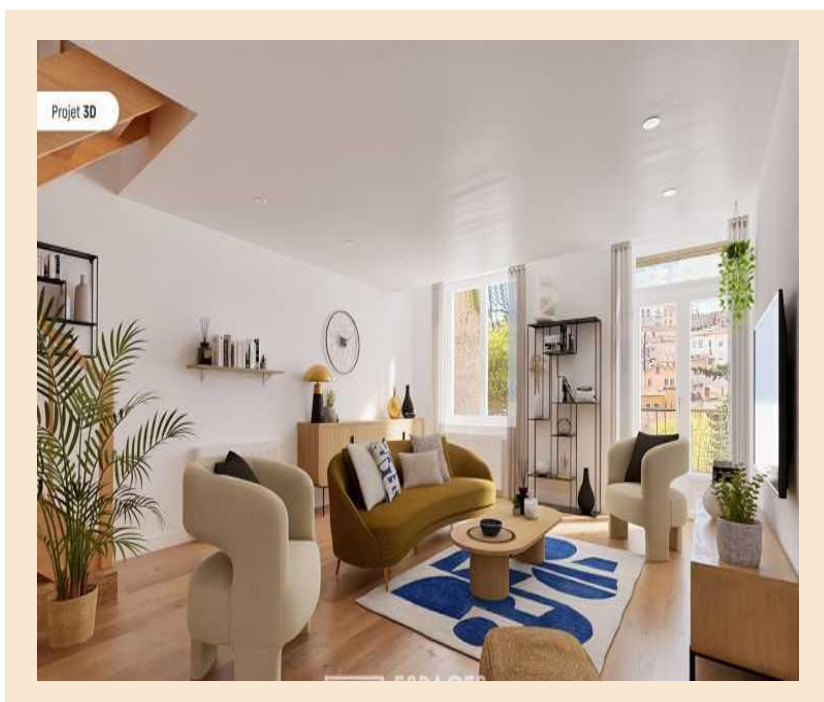


[Click to view MFH-EAL5902-2](#)

## 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 Rousse 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

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

### Property Description

Located in the popular Bissardon area, a few minutes' walk from Croix Rousse 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

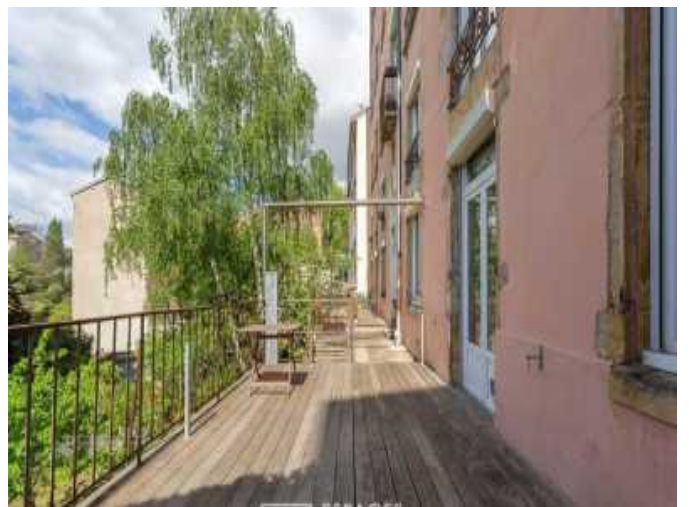
Year Built:	1900
Internal Area:	107 sqm
Land Area:	0.02 ha
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



# Gallery





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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

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