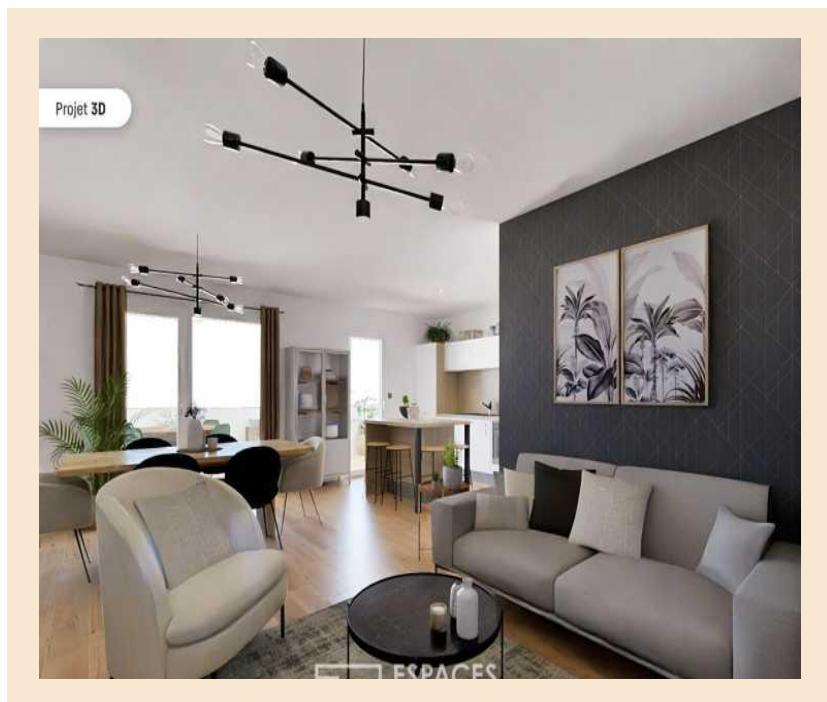


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## Full-sky roof terrace and 91sqm pergola

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-EAL6043-2

**Bed** 3

**Near to** Lyon

**Bath** 1

**Pool** No

**Price** €475,000

**Hab.Space** 90.8 sqm

**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



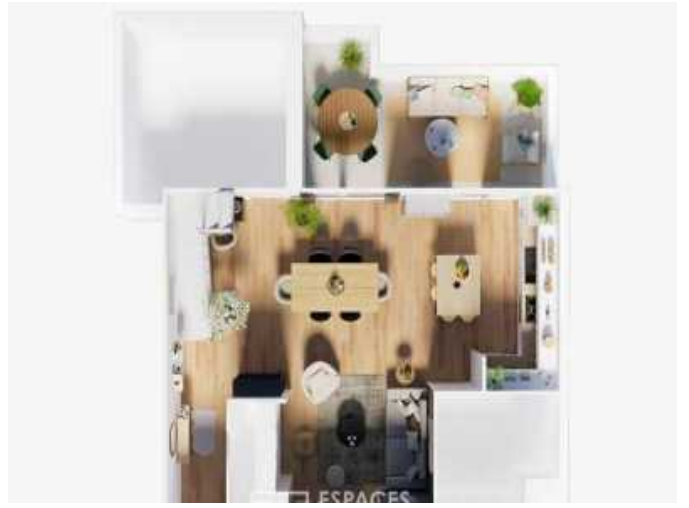
# Gallery











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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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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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