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Beautiful old Duplex in a 19th century bourgeois residence

Lyon , Rhône , Auvergne-Rhône-Alpes



€649,000

inc. of agency fees

2 Beds 1 Baths 147 sqm

Located just 10 minutes walk from Place Bénédicte Teissier in the popular Point du Jour district, this beautiful old duplex of 147m² is nestled in lush greenery and takes place on the 2nd floor in a sumptuous...

At a Glance

Reference MFH-EAL5840-1

Bed 2

Near to Lyon

Bath 1

Pool No

Price €649,000

Hab.Space 147 sqm

Land Tax N/A

Property Description

Located just 10 minutes walk from Place Bénédicte Teissier in the popular Point du Jour district, this beautiful old duplex of 147m² is nestled in lush greenery and takes place on the 2nd floor in a sumptuous bourgeois residence dating from the 19th century. The entrance leads on one side to the spacious 40m² living room, very bright thanks to its numerous openings. It benefits from a triple exposure and the ancient character of

the place is highlighted by the magnificent solid oak parquet flooring and the marble fireplace. On the other side, the sleeping area consists of two bedrooms with considerable volumes (19m² and 24m²), one of which gives access to a long balcony, sharing a bathroom with a walk-in shower. The lower level, accessible from the living room via a spiral staircase, leads to the dining room with the fully equipped open kitchen. In the extension, there is a balcony immersed in greenery. This space also benefits from an independent entrance which makes it possible to consider separating the two levels in order to create an independent studio. The old character, the calm, the beautiful volumes, the brightness and the privileged location make this property as unique as it is atypical. 4 private parking spaces. Subject to co-ownership status: 9 lots. Annual charges: EUR1020. ENERGY CLASS: E / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,620 and EUR3,590.

Condominiums of 9 units (No proceedings in progress).

Annual expenses : 1020 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€649,000

Key Information

Year Built:	1900
Internal Area:	147 sqm
Property Features:	
• Balcony:	2

Location: Auvergne-Rhône-Alpes



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