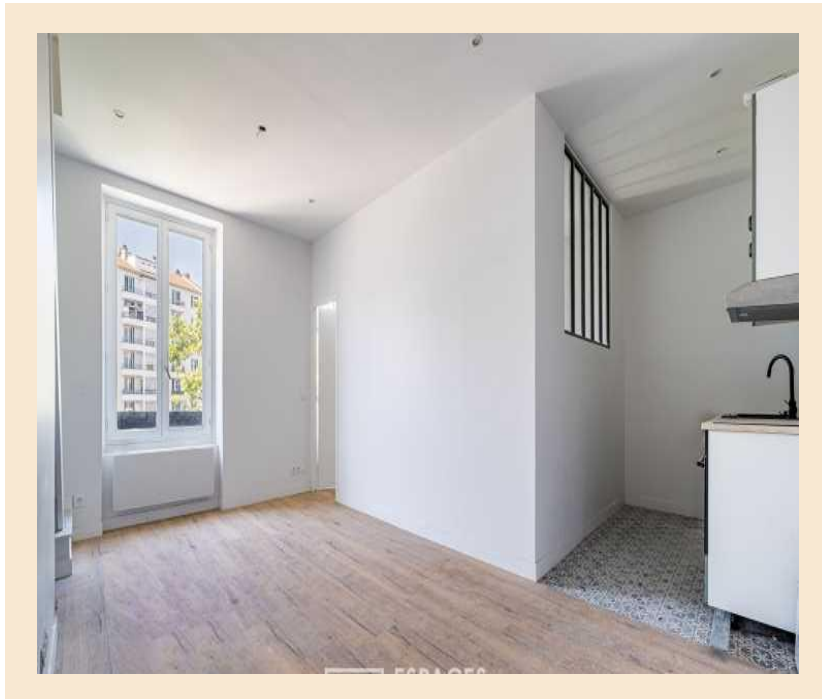


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In the heart of Bachut, Duplex in T2

Lyon , Rhône , Auvergne-Rhône-Alpes



€250,000

inc. of agency fees

2 Beds

56 sqm

In the 8th arrondissement of Lyon, this duplex of approximately 56m2 is located on the 3rd floor of a renovated building. The entrance opens onto a bright living room of 34sqm composed of a kitchen area...

At a Glance

Reference MFH-EAL4150EL-11

Near to Lyon

Price €250,000

Bed 2

Pool No

Hab.Space 56 sqm

Land Tax N/A

Property Description

In the 8th arrondissement of Lyon, this duplex of approximately 56m2 is located on the 3rd floor of a renovated building. The entrance opens onto a bright living room of 34sqm composed of a kitchen area and a living room. The bedroom accessible by the staircase also offers an office space as well as the bathroom. Possibility of creating a second bedroom. The functional apartment offers storage and a good quality of renovation, in a dynamic area. A cellar completes the property. ESTIMATE: ENERGY CLASS: D - CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established

based on energy prices for the year 2021: between EUR340 and EUR510 Well subject to status of the co-ownership: 11 residential lots Additional information: Access to Bd Laurent Bonnevey: 5 minutes by car, Metro: Line D, "Grange Blanche" station in 15 minutes on foot, Tramways: Line T2 at the foot of the building, Bus: Line C15, C25, at the foot of the residence, About twenty minutes from Place Bellecour and Part Dieu train station Proximity: Shops, Market and transport, City center, Stadium, Maison de la Danse, Schools, Hospitals. -

Condominiums of 26 units (No proceedings in progress).

Summary

Property type:	Apartment
Bedrooms:	2
Price	€250,000

Key Information

Internal Area:	56 sqm
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Location: Auvergne-Rhône-Alpes



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C. BAUER – Sunday Times

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