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Renovated Canut apartment with view of the Saône

Lyon , Rhône , Auvergne-Rhône-Alpes



€399,000

inc. of agency fees

2 Beds 1 Baths 100 sqm

Located on the quays of the Saône in Lyon 9th, close to all amenities and the metro, this 100 sqm canut-style apartment is nestled on the fourth and top floor of an old building. The entrance to this...

At a Glance

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Bed 2

Near to Lyon

Bath 1

Pool No

Price €399,000

Hab.Space 100 sqm

Land Tax N/A

Property Description

Located on the quays of the Saône in Lyon 9th, close to all amenities and the metro, this 100 sqm canut-style apartment is nestled on the fourth and top floor of an old building. The entrance to this crossing apartment is via a corridor which serves on the Balme side an independent kitchen, a bathroom, as well as a first large bedroom of 17sqm with two windows overlooking the gardens of the condominium. Opposite this space is a

sumptuous 42sqm living room lit by three windows offering a breathtaking view of the Saône. A magnificent workshop glass roof symbolizing the perfect marriage between ancient and contemporary architecture accommodates a second bedroom. The volumes, the character, as well as the exceptional view are undoubtedly the assets of this apartment. Possibility of renting a closed garage. A cave. An attic. ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2024: between EUR1600 and EUR2210.

Condominiums of 8 units (No proceedings in progress).

Annual expenses : 904 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€399,000

Key Information

Year Built:	1900
Internal Area:	100 sqm

Location: Auvergne-Rhône-Alpes



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