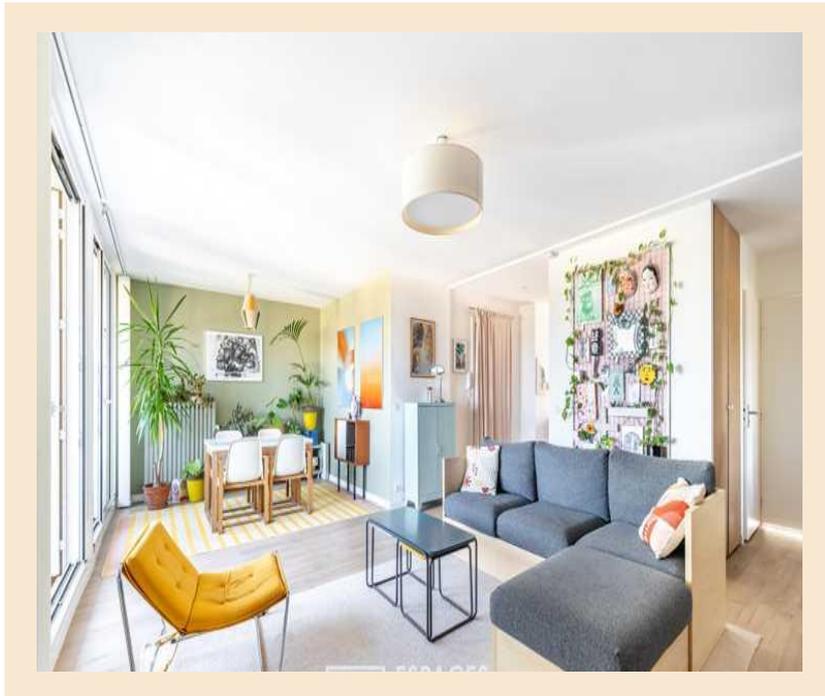


[Click to view MFH-EAL7164](#)

Beautiful renovated apartment with view

Lyon , Rhône , Auvergne-Rhône-Alpes



€449,000

inc. of agency fees

3 Beds 1 Baths 101.01 sqm

It is in the heart of the quiet and residential district of Saint Irénée that this 101 sqm Carrez apartment is located, completely renovated in 2021. After taking the elevator, the entrance to the apartment...

At a Glance

Reference MFH-EAL7164

Bed 3

Near to Lyon

Bath 1

Pool No

Price €449,000

Hab.Space 101.01 sqm

Land Tax N/A

Property Description

It is in the heart of the quiet and residential district of Saint Irénée that this 101 sqm Carrez apartment is located, completely renovated in 2021.

After taking the elevator, the entrance to the apartment opens onto a spacious and bright east/west crossing living room, where kitchen, living room and dining room coexist on an area of 45 sqm.

Access to the first balcony allows you to enjoy sunny days and the panorama of the Lyonnais mountains. The sleeping area offers three beautiful bedrooms, each with access to the second balcony. For the practical side, a shower room and a bathroom complete this space. Located in a privileged environment, a few minutes from the center of Lyon, the lively districts of Saint-Just and Point du Jour, this apartment offers careful services thanks to its elegant renovation.

A single garage and a cellar complete this property.

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,350 and EUR1,860

Condominiums of 86 units (No proceedings in progress).

Annual expenses : 2776 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€449,000

Key Information

Internal Area:	101.01 sqm
Property Features:	<ul style="list-style-type: none">Balcony: 2

Location: Auvergne-Rhône-Alpes



Gallery





As Featured in

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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

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