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## Exceptional apartment on the Quai Saint Vincent with breathtaking views...

Lyon , Rhône , Auvergne-Rhône-Alpes



# €930,000

inc. of agency fees

2 Beds      2 Baths      118 sqm

Located in the sought-after area of La Martinière in Lyon 1st, on the quays, this 118sqm apartment, redesigned and enhanced by an architect, perfectly combines contemporary elegance and timeless charm...

### At a Glance

**Reference** MFH-EAL8816

**Bed** 2

**Near to** Lyon

**Bath** 2

**Pool** No

**Price** €930,000

**Hab.Space** 118 sqm

**Land Tax** N/A

### Property Description

Located in the sought-after area of La Martinière in Lyon 1st, on the quays, this 118sqm apartment, redesigned and enhanced by an architect, perfectly combines contemporary elegance and timeless charm. As soon as you enter, the natural light that floods the space instantly seduces you, amplified by large openings offering a breathtaking view of the Saône. The living room, vast and warm, extends into two balconies

ideally oriented to enjoy the sunsets. The Bulthaup kitchen, equipped with high-end household appliances and custom finishes, blends harmoniously into this friendly space. The apartment has two bedrooms, each designed as a cocoon of serenity. The master suite, with its private bathroom and built-in cupboards, offers absolute comfort. A second bedroom also benefits from an office space, perfect for welcoming family or friends. The noble materials and high-end services chosen for this renovation illustrate a rare attention to detail, making each room unique. A rare property, ideal for lovers of atypical and refined places. Located in the immediate vicinity of amenities, schools and transport, this apartment combines all the advantages of an exceptional city life with a magnificent view of the Saône. Possibility of acquiring a double garage in addition a few minutes from the apartment. ENERGY CLASS: C / CLIMATE CLASS: C - Condominiums of 20 units (No proceedings in progress).

Annual expenses : 1260 euros.

## Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	2
Price	€930,000

## Key Information

Internal Area:	118 sqm
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## Location: Auvergne-Rhône-Alpes



## Gallery







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