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## Renovated apartment in a former coaching inn

Caluire Et Cuire , Rhône , Auvergne-Rhône-Alpes



# €435,000

inc. of agency fees

3 Beds      1 Baths      106 sqm

This 106m2 apartment (96m2 Carrez) is located on the 2nd and last floor of a former coaching inn in Caluire-et-Cuire. Recently tastefully renovated, it offers charm and authentic character thanks to its...

### At a Glance

<b>Reference</b>	MFH-EAL6978	<b>Near to</b>	Caluire Et Cuire	<b>Price</b>	€435,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	106 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This 106m2 apartment (96m2 Carrez) is located on the 2nd and last floor of a former coaching inn in Caluire-et-Cuire. Recently tastefully renovated, it offers charm and authentic character thanks to its beautiful openings, its volumes, its roof windows and its exposed framework. The entrance with plenty of storage space leads to a bright and spacious 50m2 living room with fully equipped open kitchen, offering a beautiful unobstructed view of the Cité Internationale and the Fourvière hill. A pantry/laundry room completes this space. On the night side, two comfortable bedrooms share a modern bathroom with shower and bathtub as

well as a separate toilet. A wooden staircase leads to a mezzanine that can be used as a third bedroom or office. This apartment, with its undeniable charm and careful renovation, promises a pleasant and harmonious living environment, combining historic character and modern comfort. Additional information: - Bus 9 and C5 towards Cordeliers - Bus 70, C1 and C2 towards Part Dieu - A few minutes from the Doua Campus, the Cité Internationale, the Parc de la Tête d'Or via the Peace Footbridge - Immediate proximity: primary school, shops - Northern ring road accessible in 3 minutes by car Well subject to co-ownership status: 13 lots Annual charges: EUR1,536 ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR970 and EUR1,350 Condominiums of 13 units (No proceedings in progress).

Annual expenses : 1536 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€435,000

## Key Information

Internal Area:	106 sqm
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## Location: Auvergne-Rhône-Alpes



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