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Duplex apartment with panoramic view

Lyon , Rhône , Auvergne-Rhône-Alpes



€449,000

inc. of agency fees

3 Beds 2 Baths 91.6 sqm

Located in the 8th arrondissement of Lyon, this 91.6m2 duplex benefits from an impressive cathedral living room with double height ceilings. From the 3rd floor accessible by elevator, the entrance opens...

At a Glance

Reference MFH-EAL4346EL-3

Bed 3

Near to Lyon

Bath 2

Pool No

Price €449,000

Hab.Space 91.6 sqm

Land Tax N/A

Property Description

Located in the 8th arrondissement of Lyon, this 91.6m2 duplex benefits from an impressive cathedral living room with double height ceilings. From the 3rd floor accessible by elevator, the entrance opens onto the bright living room with fully fitted dining kitchen, as well as a cozy lounge. A bedroom and a first bathroom complete the comfort of this first level. The 40m2 terrace is revealed as an extension of the living room and is designed, on sunny days, like a natural extension. The dominant view is breathtaking over Lyon and its famous Part Dieu et Crayon Towers. A staircase leads to the first floor where there is a first space that can be

converted into an office or gym. Continuing on, two spacious bedrooms sharing a second bathroom. Located in the Jet d'eau district and a few minutes walk from Blandan Park, this rational and modern family duplex is an exception. The unobstructed view and the great brightness of this atypical property in relation to its direct environment offer ideal family living conditions. The recent construction of this residence meets the latest standards in force and offers energy qualities. The double height ceiling can be filled to create a fourth bedroom. Possibility of acquiring a garage in addition Although subject to the status of co-ownership. Estimated annual charges:EUR No procedure in progress. ENERGY CLASS: B / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 510 Euros and 730 Euros Condominiums of 7 units (No proceedings in progress).

Annual expenses : 960 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€449,000

Key Information

Internal Area:	91.6 sqm
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Location: Auvergne-Rhône-Alpes



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