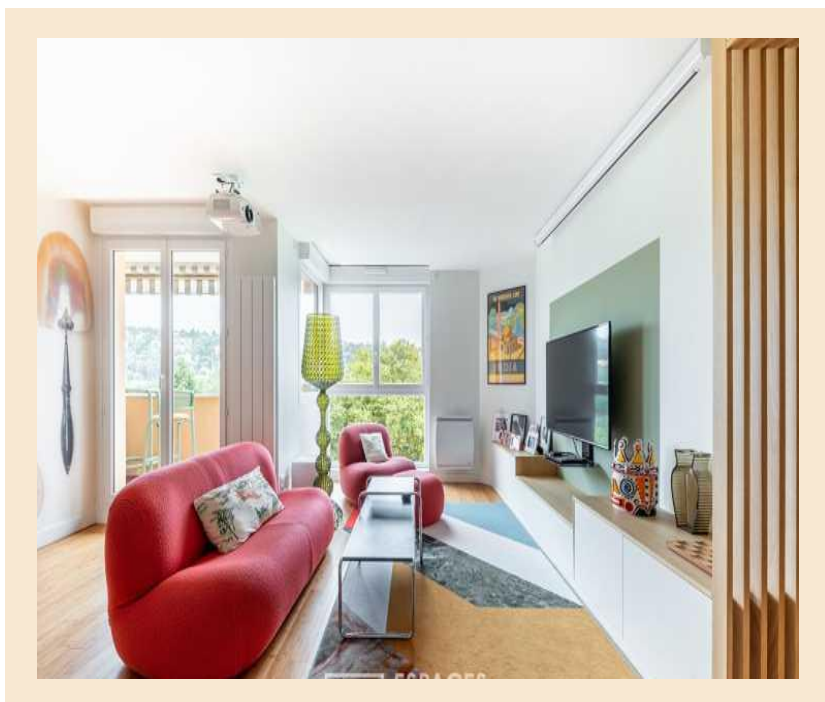


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Apartment with breathtaking view of the Rhone

Lyon , Rhône , Auvergne-Rhône-Alpes



€499,000

inc. of agency fees

3 Beds 1 Baths 96.03 sqm

Located near the confluence of the Rhône and the Saône, this 96sqm apartment is located on the seventh and top floor of a perfectly maintained condominium. From the entrance, the place invites us to calm...

At a Glance

Reference MFH-EAL7464

Bed 3

Near to Lyon

Bath 1

Pool No

Price €499,000

Hab.Space 96.03 sqm

Land Tax N/A

Property Description

Located near the confluence of the Rhône and the Saône, this 96sqm apartment is located on the seventh and top floor of a perfectly maintained condominium. From the entrance, the place invites us to calm and relaxation.

Redesigned and renovated by an architect, the apartment is organized around a living room bathed in light

and entirely turned towards the outside. Facing west, the latter includes a living room area as well as a dining area and a semi-open kitchen, fully fitted and equipped. The whole benefits from a pleasant loggia and offers us a breathtaking view of the Rhône as well as the wooded park located below.

The night area consists of a master suite with double dressing room and private bathroom as well as two comfortably sized bedrooms, each with its own storage space, a bathroom with toilet and an individual toilet. The quality renovation, the unobstructed view, the careful decoration as well as the exteriors are undeniably the major assets of this property and make it an ideal place to live. The whole is equipped with air conditioning. A closed box garage and basement is offered in addition.

A cellar completes the property.

Property subject to the status of the co-ownership: 167 lots including 80 residential lots

Annual charges: EUR2,558.20

ENERGY CLASS: D - CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021, as of January 1: between EUR1,610 and EUR2,240

Condominiums of 167 units (No proceedings in progress).

Annual expenses : 2558.2 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€499,000

Key Information

Year Built:	1987
Internal Area:	96.03 sqm
Property Features:	
• Balcony:	1

Location: Auvergne-Rhône-Alpes



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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

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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