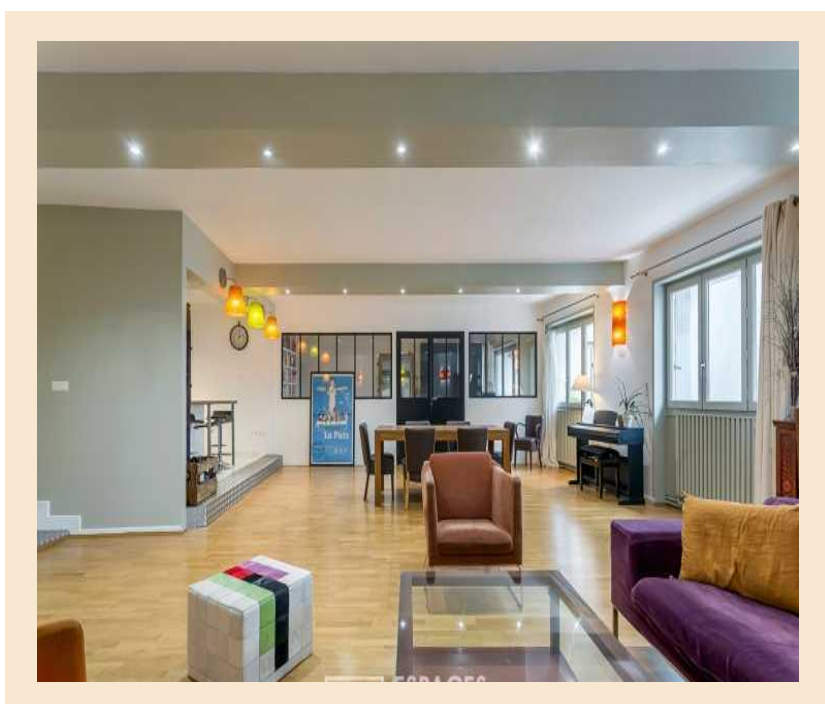


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## Large family apartment with terrace and parking, near the Saône quay (Double...

Lyon , Rhône , Auvergne-Rhône-Alpes



# €699,000

inc. of agency fees

4 Beds      1 Baths      217 sqm

Discover this exceptional apartment of over 210sqm, ideally located at the end of the courtyard on the banks of the Saône, in Lyon 9th. In the immediate vicinity of shops and quays, it is also close to...

### At a Glance

<b>Reference</b>	MFH-EAL4322EL-2	<b>Near to</b>	Lyon	<b>Price</b>	€699,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	217 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Discover this exceptional apartment of over 210sqm, ideally located at the end of the courtyard on the banks of the Saône, in Lyon 9th. In the immediate vicinity of shops and quays, it is also close to the D metro station. In a building with an industrial and commercial past, with elevator, the apartment also offers a pleasant private terrace of 8 sqm. Upon entering, you will be greeted by a corridor providing access to two

large bedrooms that share a modern bathroom. On the other hand, to a third bedroom, and a second large shower room. A fourth beautiful space with a glass roof of over 26 m<sup>2</sup> can be a fourth bedroom or a workshop or office space. The vast living space of 89 sqm is designed for conviviality, bringing together a spacious living room, a dining area and an open kitchen, perfect for your moments of sharing and relaxation. Are you tired of living in cramped conditions and dream of space and volume while staying in Lyon? Then don't miss this rare opportunity to live in a unique setting that is both peaceful and close to everything! Dual purpose in offices or housing. The private parking space adjoining the apartment is to be purchased in addition. Metro line D: "Valmy" 5 minutes away TCL bus: Lines 2, 19, 31, 40, 45, C14 nearby Property subject to the status of co-ownership: 45 lots  
Condominiums of 45 units (No proceedings in progress).

Annual expenses : 5028 euros.

## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€699,000

## Key Information

Internal Area:	217 sqm
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## Location: Auvergne-Rhône-Alpes



## Gallery









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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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