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## Renovated apartment in the heart of the village with a view

**Sainte Foy Les Lyon , Rhône , Auvergne-Rhône-Alpes**



# €449,000

inc. of agency fees

2 Beds

109 sqm

This beautiful 109m2 apartment with high-end services is located in a quiet area, on the hillside. A 5-minute walk from the village of Sainte-Foy-lès-Lyon, this spacious T4 with 2 bedrooms (possible 3)...

### At a Glance

**Reference** MFH-EAL6968-2

**Near to** Sainte Foy Les Lyon

**Price** €449,000

**Bed** 2

**Pool** No

**Hab.Space** 109 sqm

**Land Tax** N/A

### Property Description

This beautiful 109m2 apartment with high-end services is located in a quiet area, on the hillside. A 5-minute walk from the village of Sainte-Foy-lès-Lyon, this spacious T4 with 2 bedrooms (possible 3) overlooks the south of Lyon and the greenery of the condominium park.

From the lobby, the construction and renovation services as well as the volumes set the tone. The beautiful living room with solid parquet floors expands with a 14m<sup>2</sup> terrace on sunny days. The separate kitchen, fully fitted and equipped with pantry and laundry room, offers a large dining area and multiple openings to the outside. On the night side, 2 large bedrooms share a dressing room and a bathroom with recent, quality renovation.

The apartment benefits from a double orientation, a cellar on the same floor, parking; garage possible.

The view, the location in the village and the many advantages of the apartment make it a rare property in the area. 2 km from motorways, 5 minutes walk from shops, schools and amenities.

Property subject to co-ownership status: 400 lots Annual charges: EUR2,232

ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021: between EUR1,170 and EUR1,620.

Condominiums of 187 units (No proceedings in progress).

Annual expenses : 2232 euros.

## Summary

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

## Key Information

Internal Area: 109 sqm

## Location: Auvergne-Rhône-Alpes



## Gallery





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