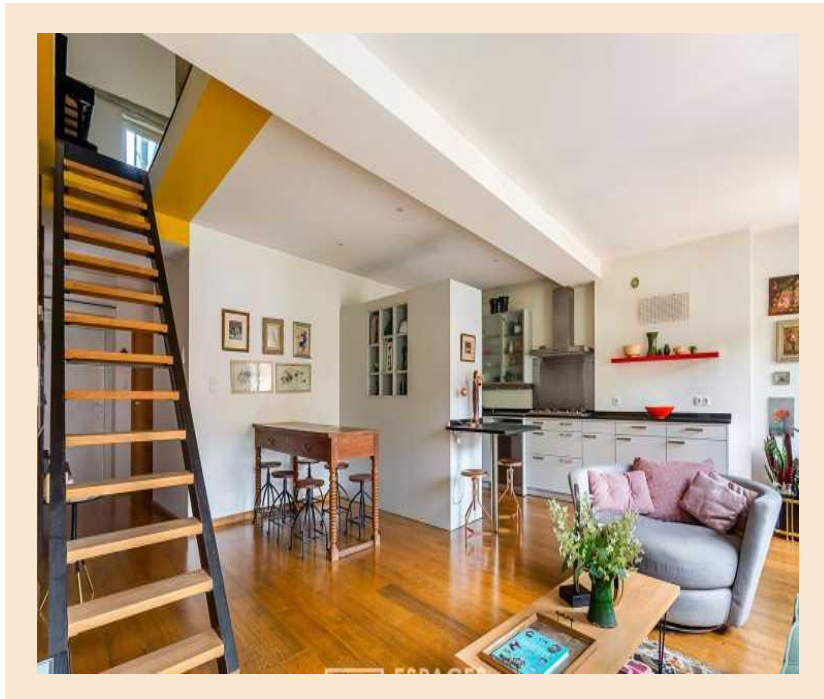


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Top floor duplex with view

Lyon , Rhône , Auvergne-Rhône-Alpes



€465,000

inc. of agency fees

2 Beds

1 Baths

107 sqm

In the 1st arrondissement of Lyon, on the banks of the Saône, this 107sqm duplex (80.5sqm carrez), is located on the 3rd and last floor without elevator of an old building. The entrance initially serves...

At a Glance

Reference MFH-EAL7636-1

Bed 2

Near to Lyon

Bath 1

Pool No

Price €465,000

Hab.Space 107 sqm

Land Tax N/A

Property Description

In the 1st arrondissement of Lyon, on the banks of the Saône, this 107sqm duplex (80.5sqm carrez), is located on the 3rd and last floor without elevator of an old building.

The entrance initially serves a beautiful bathroom as well as a linear storage space. A flight of steps leads to the first bedroom on the courtyard where calm is essential.

The living room, lit by three windows and facing south, benefits from beautiful light and a view of the Saône.

Here, the living room, lounge and open kitchen are on first-name terms to form one. It is by a beautiful aerial staircase in wood and metal that one reaches the second bedroom of 39m² on the ground taking place under the ridge. The quality of the renovation combined with the calm and brightness make this property a real favorite.

cellar.

A bicycle room. Property subject to co-ownership status: 29 lots Annual charges: EUR720

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on 2021 energy prices: between EUR1,290 and EUR1,800

AUGIER - 0609557081

Condominiums of 29 units (No proceedings in progress).

Annual expenses : 720 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€465,000

Key Information

Internal Area:	107 sqm
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Location: Auvergne-Rhône-Alpes



Gallery





As Featured in

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C. BAUER – Sunday Times

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