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Apartment renovated by architect with its **XXL** terrace near Place Guichard

Lyon , Rhône , Auvergne-Rhône-Alpes



€1,290,000

inc. of agency fees

4 Beds 1 Baths 167 sqm 0.01 ha

In Lyon 3rd, 300m from Place Guichard, this 167m² single-storey apartment is located on the 4th floor of a recent condominium and benefits from a 91m² terrace. The entrance with its full-height storage...

At a Glance

Reference	MFH-EAL7962	Near to	Lyon	Price	€1,290,000
Bed	4	Bath	1	Hab.Space	167 sqm
Land	0.01 ha	Pool	No	Land Tax	N/A

Property Description

In Lyon 3rd, 300m from Place Guichard, this 167m² single-storey apartment is located on the 4th floor of a recent condominium and benefits from a 91m² terrace. The entrance with its full-height storage already gives a glimpse of the quality of the renovation of this property. On one side, a huge living room of 87m² takes place. It consists of a double living room and a high-end open kitchen with contemporary lines. Everything

has been designed to accommodate the maximum number of guests and is extended by the 91m2 open-air terrace. On the other side, three bedrooms share a modern bathroom and a contemporary bathroom. One of them benefits from a private patio. The master suite is located opposite the first sleeping area. Designed like a hotel suite, it benefits from a private bathroom, a large fitted dressing room and a small terrace. The high-end renovation of this apartment, its location and its 91m2 open-air terrace are the assets of this contemporary apartment. Two garages in the basement as well as a cellar. A 91m2 terrace. Close to metro Line B "Place Guichard - Bourse du Travail" "Lyon Part-Dieu" station 15 minutes on foot. Property subject to the status of co-ownership: Annual charges: EUR3,980

ENERGY CLASS: C ? CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from average energy prices indexed for the years 2021, 2022 and 2023: between EUR1,630 and EUR2,270

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€1,290,000

Key Information

Internal Area:	167 sqm
Land Area:	0.01 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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