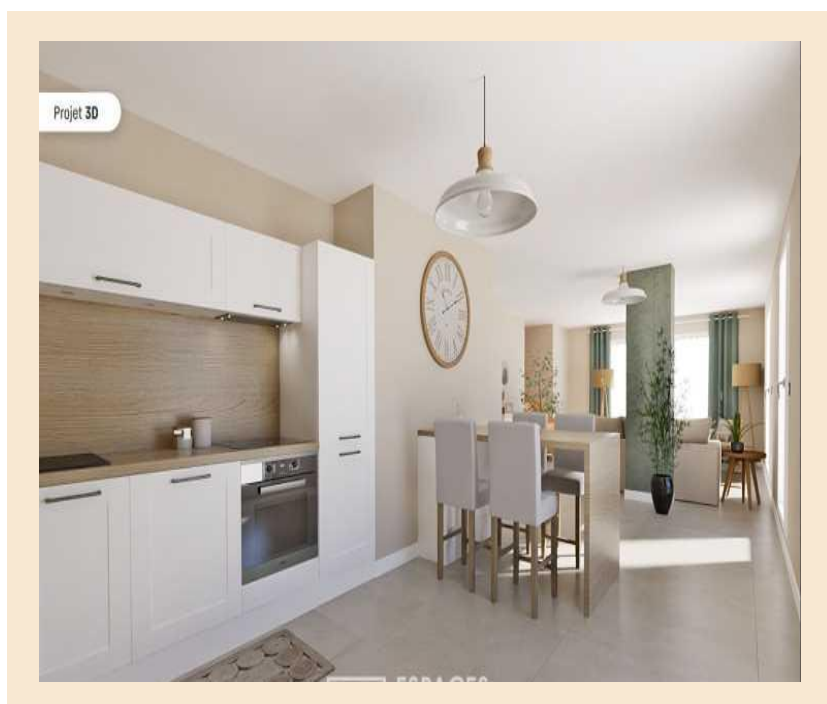


[Click to view MFH-EAL2989EL-C31-4](#)

## Contemporary top floor duplex with terrace

Caluire Et Cuire , Rhône , Auvergne-Rhône-Alpes



# €720,000

inc. of agency fees

4 Beds   2 Baths   135 sqm   0.01 ha

Located in the town of Caluire-et-Cuire, this 135m2 duplex apartment is on the top floor with a lift and benefits from a 57m2 terrace. The entrance opens onto the large living room which consists of an...

### At a Glance

<b>Reference</b>	MFH-EAL2989EL-C31-4	<b>Near to</b>	Caluire Et Cuire	<b>Price</b>	€720,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	135 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the town of Caluire-et-Cuire, this 135m2 duplex apartment is on the top floor with a lift and benefits from a 57m2 terrace. The entrance opens onto the large living room which consists of an open kitchen, a dining area and a lounge. It benefits from numerous openings onto the beautiful 57m2 terrace and a cathedral ceiling on the living room. On the same level, a master suite takes place. Upstairs, an office space

open to the living room leads to 3 bedrooms which share a bathroom. The location close to the Bourg de Caluire, the volumes, the brightness and the beautiful terrace are the assets of this contemporary apartment. Terrace of 57m<sup>2</sup>. Two garages in addition (25,000EUR per garage) Property subject to the status of the co-ownership: 25 lots Annual charges: to be defined. Energy Class: VIRGIN / Climate Class: VIRGIN

-

Condominiums of 25 units (No proceedings in progress).

Annual expenses : 1800 euros.

## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€720,000

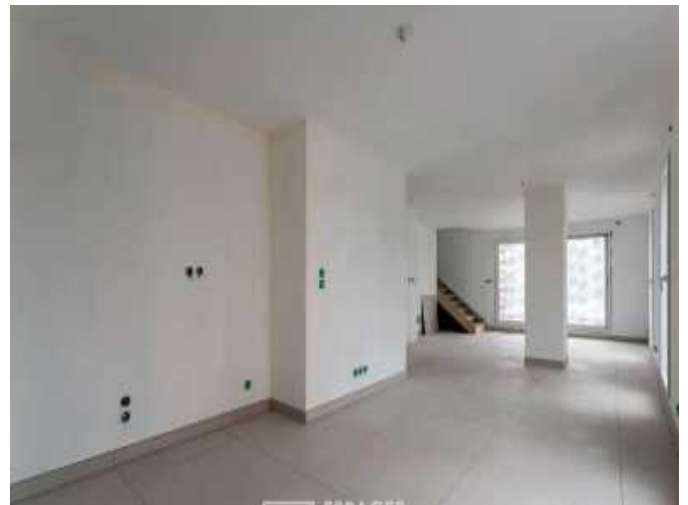
## Key Information

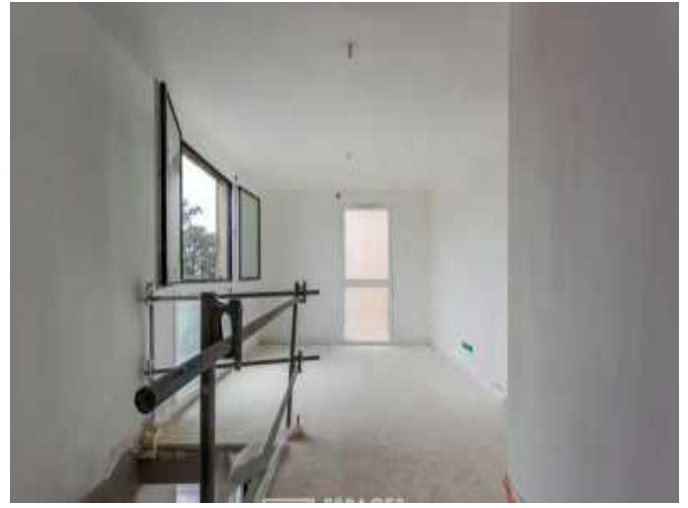
Year Built:	2023
Internal Area:	135 sqm
Land Area:	0.01 ha
Has a Garden	Yes

## 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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