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## Triplex with terrace and view of the Saône

Caluire Et Cuire , Rhône , Auvergne-Rhône-Alpes



# €598,000

inc. of agency fees

3 Beds   1 Baths   130 sqm   0.01 ha

Located in the town of Caluire-et-Cuire, on the banks of the Saône, this 130sqm apartment (100sqm Carrez), completely renovated, is designed like a town house and is located in an old building, itself...

### At a Glance

<b>Reference</b>	MFH-EAL7683-1	<b>Near to</b>	Caluire Et Cuire	<b>Price</b>	€598,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	130 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, on the banks of the Saône, this 130sqm apartment (100sqm Carrez), completely renovated, is designed like a town house and is located in an old building, itself located in the heart of a 2-hectare park with swimming pool. The entrance, designed as a cloakroom with plenty of storage space, gives access to a first level housing an office space and a first bathroom. On the first floor, the 50sqm living room, bordered by large openings, consists of a living room / dining room facing a fully equipped kitchen. As an extension of this space, a sumptuous 50sqm terrace offers a breathtaking view of the Saône

and the entire park. A large bedroom with dressing room and a toilet complete this level. Upstairs, a corridor leads to two additional bedrooms which share a bathroom and a toilet. The exceptional view, the terrace and the bucolic setting make this apartment a real favorite. A secure parking space. A cellar. ENERGY CLASS: F / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR2,090 and EUR2,880.

Contact: Loic -

Condominiums of 12 units (No proceedings in progress).

Annual expenses : 3960 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€598,000

## Key Information

Year Built:	1850
Internal Area:	130 sqm
Land Area:	0.01 ha
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery













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**C. BAUER – Sunday Times**

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