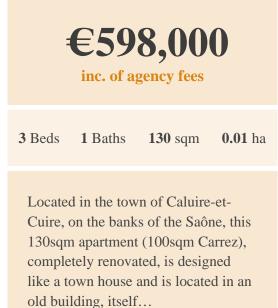


Triplex with terrace and view of the Saône

Caluire Et Cuire, Rhône, Auvergne-Rhône-Alpes





At a Glance

Reference	MFH-EAL7683-1	Near to	Caluire Et Cuire	Price	€598,000
Bed	3	Bath	1	Hab.Spac	ce 130 sqm
Land	0.01 ha	Pool	No	Land Tax	K 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.

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Condominiums of 12 units (No proceedings in progress).

Annual expenses : 3960 euros.

Summary		Key Information	
Property type:	Apartment	Year Built:	1850
Bedrooms:	3	Internal Area:	130 sqm
Bathrooms	1	Land Area:	0.01 ha
Price	€598,000	Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



Gallery







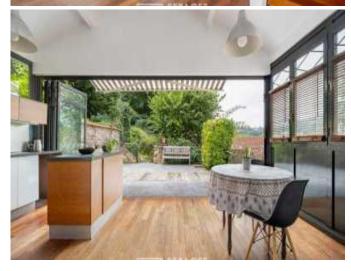
































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