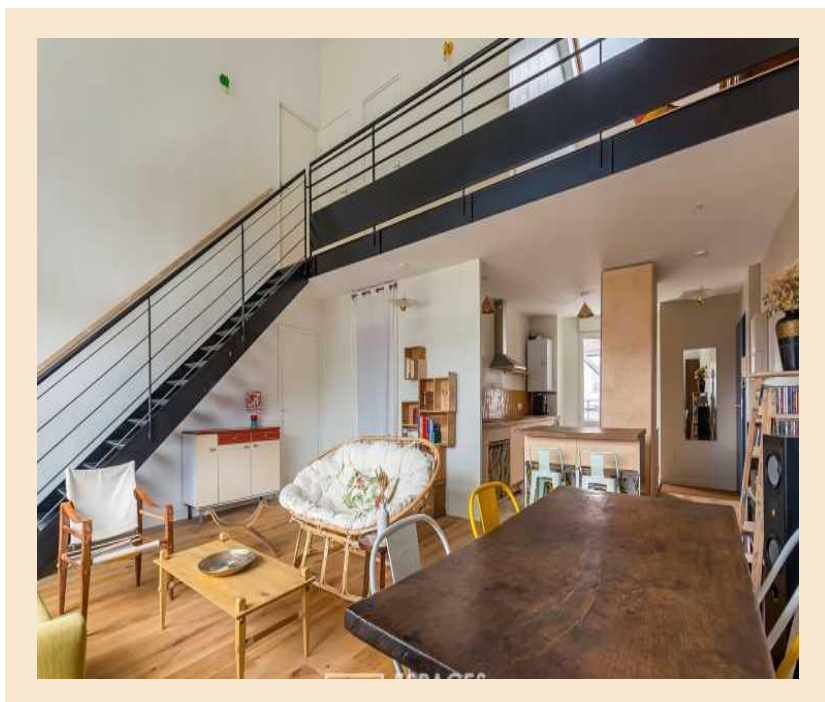


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## Duplex with open view

Lyon , Rhône , Auvergne-Rhône-Alpes



**€495,000**

inc. of agency fees

4 Beds

1 Baths

102 sqm

Located 350m from the "Saxe Gambetta" Metro, this 102 sqm apartment with exterior culminates on the top floor of a quiet condominium, not overlooked and benefits from a beautiful open view. From the...

### At a Glance

Reference MFH-EAL7774

Bed 4

Near to Lyon

Bath 1

Pool No

Price €495,000

Hab.Space 102 sqm

Land Tax N/A

### Property Description

Located 350m from the "Saxe Gambetta" Metro, this 102 sqm apartment with exterior culminates on the top floor of a quiet condominium, not overlooked and benefits from a beautiful open view. From the entrance, a living room composed of a kitchen, a living room and a dining room play with the very beautiful bright volume of the living room. The equipped and open kitchen, with a pantry and joinery storage cupboards, officiates with a central island on a pretty travertine. The living room spills out into the outdoors with a 13sqm terrace which runs alongside the living room and benefits from a clear view without vis-à-vis. The

night area is already organized with a first bedroom and a dressing room. A bathroom/laundry room and separate toilets for the level. After a few steps of an industrial staircase, the night area continues to decline with three other bedrooms. One, above its twin and the second with dressing room share a bathroom with toilet. The third currently occupies the functions of an open relaxation lounge which can easily be accessorized with a partition. The volume of the living room allows the possible projection of an additional room on the living room. Pleasant materials, a popular location, volume and beautiful luminosity which offer multiple possible arrangements for this property which can have two boxes in the basement necessary for parking. Possibility of acquiring a garage or 2 in the basement Property subject to the status of the co-ownership: 160 lots, including 32 residential lots and 123 parking boxes. ENERGY CLASS: D - CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, on January 1: between EUR1,230 and EUR1,710 (Diagnostics established on 07/25/2023 09/11/2024)

-

Condominiums of 160 units (No proceedings in progress).

## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€495,000

## Key Information

Year Built:	1994
Internal Area:	102 sqm
Property Features:	
• Balcony:	1

## Location: Auvergne-Rhône-Alpes



# Gallery







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**C. BAUER – Sunday Times**

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