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Exceptional top floor apartment with view of the Saône and Fourvière

Lyon , Rhône , Auvergne-Rhône-Alpes



€1,470,000

inc. of agency fees

4 Beds 1 Baths 165 sqm

Located on the 5th and top floor with elevator of a luxury building on Quai Saint-Vincent, this 165m2 dual-aspect apartment, with its strong character and high-quality services, offers an exceptional...

At a Glance

Reference MFH-EAL7815-1

Bed 4

Near to Lyon

Bath 1

Pool No

Price €1,470,000

Hab.Space 165 sqm

Land Tax N/A

Property Description

Located on the 5th and top floor with elevator of a luxury building on Quai Saint-Vincent, this 165m2 dual-aspect apartment, with its strong character and high-quality services, offers an exceptional living environment.

As soon as you enter, a large hallway leads you to the different rooms of the apartment. The living/dining room area, bathed in light, offers a spectacular view of the Saône and Fourvière.

A balcony and its two terraces allow you to fully appreciate this exceptional panorama.

The equipped kitchen, open to the living space thanks to its custom-made sliding doors, harmoniously completes this ensemble. The sleeping area includes four spacious bedrooms, including a master suite with private bathroom.

Three of these bedrooms have direct access to a continuous balcony. A pleasant bathroom, a laundry room, a second toilet and plenty of storage complete this property.

The prime location, the generous exteriors and the exceptional view make this family apartment a rare property, combining old-world charm and modern comfort.

A unique place to live, to discover without delay. A cellar and an attic complete this property. Property subject to the status of the co-ownership: 7 lots Annual charges: EUR2,400

ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR2,330 and EUR3,200

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Condominiums of 7 units (No proceedings in progress).

Annual expenses : 2400 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€1,470,000

Key Information

Internal Area:	165 sqm
Property Features:	<ul style="list-style-type: none">Balcony: 1

Location: Auvergne-Rhône-Alpes



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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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