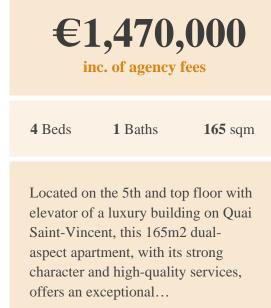


# Exceptional top floor apartment with view of the Saône and Fourvière

Lyon, Rhône, Auvergne-Rhône-Alpes





#### At a Glance

| Reference | MFH-EAL7815-1 |
|-----------|---------------|
| Bed       | 4             |

| Lyon |
|------|
| 1    |
| 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 dualaspect 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

Condominiums of 7 units (No proceedings in progress).

Annual expenses : 2400 euros.

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|---|----|----|----|---|--|
|   |    |    |    | • |  |

| Property type: |
|----------------|
| Bedrooms:      |
| Bathrooms      |
| Price          |

Apartment 4 1 €1,470,000

# **Key Information**

| Internal Area:     |
|--------------------|
| Property Features: |
| Balcony: 1         |

165 sqm

# Location: Auvergne-Rhône-Alpes



## Gallery



























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