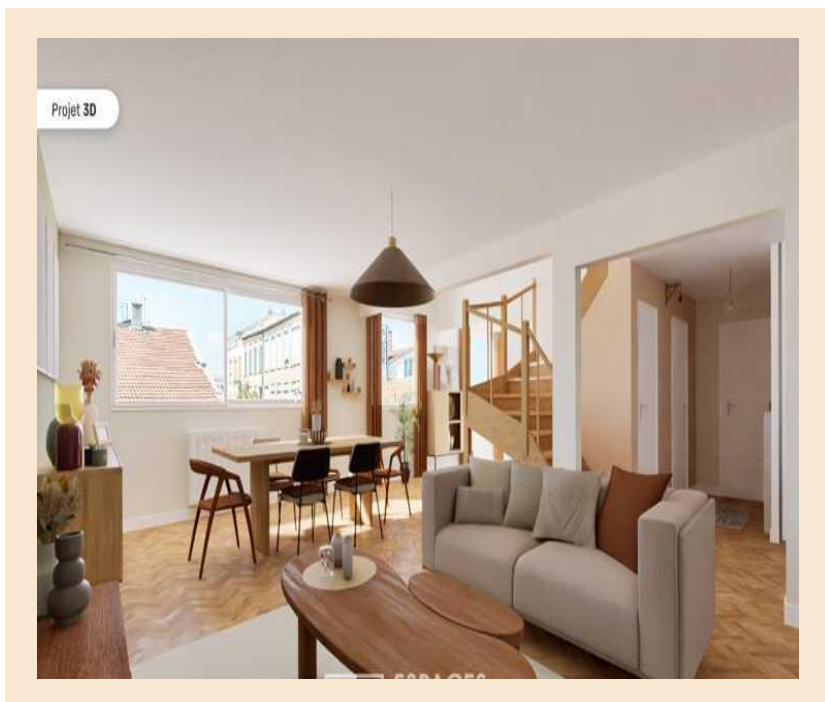


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Duplex on the top floor with elevator

Lyon , Rhône , Auvergne-Rhône-Alpes



€450,000

inc. of agency fees

2 Beds 2 Baths 110 sqm

Located on the Croix Rouse plateau, a few meters from Place du Commandant Arnaud and all amenities, this 110sqm (108sqm) duplex is nestled on the 6th and top floor with elevator. The entrance opens onto...

At a Glance

Reference	MFH-EAL7694-1	Near to	Lyon	Price	€450,000
Bed	2	Bath	2	Hab.Space	110 sqm
		Pool	No	Land Tax	N/A

Property Description

Located on the Croix Rouse plateau, a few meters from Place du Commandant Arnaud and all amenities, this 110sqm (108sqm) duplex is nestled on the 6th and top floor with elevator. The entrance opens onto the main level and provides access to a 43sqm living room where the semi-open kitchen faces the living room / dining room. The whole is lit by three large windows, thus offering constant brightness at all times of the day as well as a clear view of the rooftops of the Croix Rouse. A first bedroom and a bathroom complete this

level. A wooden staircase leads upstairs where a hall that can accommodate an office / TV lounge area serves a second bathroom with WC and a bedroom with balcony enjoying an exceptional view, particularly of the Rhône and the international city. The location, volumes and potential are undoubtedly the major assets of this apartment. Possibility of purchasing a closed garage in addition. ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between EUR850 and EUR1,200
Condominiums of 20 units (No proceedings in progress).

Annual expenses : 1752 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	2
Price	€450,000

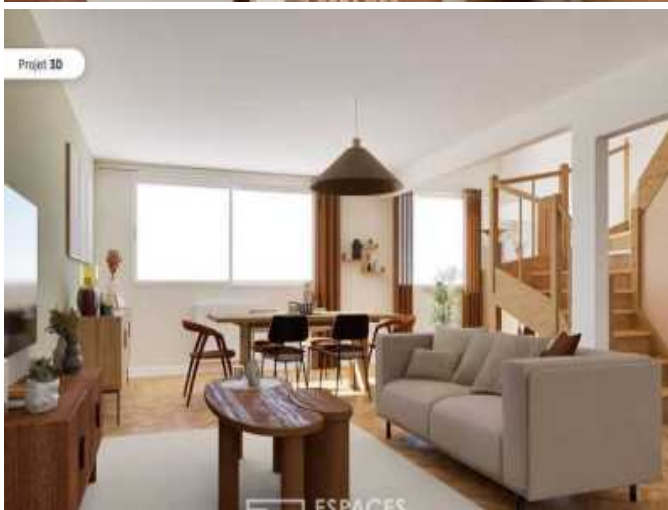
Key Information

Year Built:	1990
Internal Area:	110 sqm

Location: Auvergne-Rhône-Alpes



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