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## Top floor apartment and its 80m2 terraces

Francheville , Rhône , Auvergne-Rhône-Alpes



# €830,000

inc. of agency fees

4 Beds    1 Baths    140.07 sqm

This top floor apartment, nestled in an ideal location, offers unobstructed views from its 3 private terraces and offers a spacious living space and high-end amenities to meet all your needs. The living...

### At a Glance

<b>Reference</b>	MFH-EAL6936F-1	<b>Near to</b>	Francheville	<b>Price</b>	€830,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	140.07 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This top floor apartment, nestled in an ideal location, offers unobstructed views from its 3 private terraces and offers a spacious living space and high-end amenities to meet all your needs.

The living room, complete with a completely renovated kitchen, benefits from a generous volume and increased brightness thanks to triple exposure. An exceptional 60 sqm terrace completes this space. On the night side, children have 3 generous bedrooms with dressing rooms. A bathroom and a 10m2 terrace

embellish this first part.

Finally, the 23 sqm master suite, with dressing room, bathroom and 10 sqm terrace, offers parents looking for privacy a dedicated space. In addition, a double private garage will house your vehicles, while a 3.26 sqm cellar will offer you additional storage space. Highlighted by its location, its calm and its pleasant volumes, this top floor apartment is worth the detour.

Property subject to co-ownership status: 56 lots including 56 residential lots

Annual charges: EUR3,000

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from the prices of energy of the year 2021: between EUR1,180 and EUR1,680

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Condominiums of 56 units (No proceedings in progress).

Annual expenses : 3000 euros.

## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€830,000

## Key Information

Internal Area:	140.07 sqm
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## Location: Auvergne-Rhône-Alpes



## Gallery









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**C. BAUER – Sunday Times**

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