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Architect renovated apartment with incredible view and balcony

Lyon , Rhône , Auvergne-Rhône-Alpes



€305,000

inc. of agency fees

2 Beds

57 sqm

A real gem, this two-bedroom apartment is nestled on the 6th floor of a building in the 9th arrondissement of Lyon. It has been completely redesigned by an architect and does not lack charm or functionality....

At a Glance

Reference MFH-EAL8171

Near to Lyon

Price €305,000

Bed 2

Pool No

Hab.Space 57 sqm

Land Tax N/A

Property Description

A real gem, this two-bedroom apartment is nestled on the 6th floor of a building in the 9th arrondissement of Lyon. It has been completely redesigned by an architect and does not lack charm or functionality. The renovation is structured around a pretty corridor serving all the rooms of the property with large closets and "invisible" doors. On the one hand, the master bedroom, not overlooked, offers both a large dressing room

and custom-made low storage. Its raw concrete wall gives a resolutely contemporary style to the room. The second child's bedroom, which can also be used as an office, is also not overlooked and also offers an unobstructed view. On the other hand, if the extraordinary panorama immediately directs the mind towards the balcony, the interior of the apartment is not left out in terms of wow factor. Indeed, the living room with its lounge area and custom-made fitted kitchen has the same level of detail as all the other rooms. An adjoining pantry is provided to make everyday life easier. Here too we find the cozy spirit of a neat decoration thanks to the lighting, the presence of a white quartz and always a raw concrete wall. The shower room, completely redone with great taste and high-end materials is in polished concrete from floor to ceiling. Finally, a separate toilet completes the set. The optimization of spaces and the concealment of technical elements make this dual-aspect apartment a unique property where you just have to put down your suitcases to enjoy the panoramic view along the Saône! The architect's details: - Cabling for video projector - LED strip - Full-height mirror - Sockets: RJ45 and USB - Materials: raw concrete, waxed concrete, wood, quartz, etc. - Custom-made furniture - "Invisible" door Daily life: - Cellar on the ground floor. - Bicycle storage. - Possibility of acquiring a closed garage in the residence in addition. - Additional storage on the landing The heating is individual with an inertia radiator. Property subject to the status of the co-ownership Quarterly charges: EUR380 ENERGY CLASS: F / CLIMATE CLASS: C Condominiums of 42 units

Annual expenses : 1520 euros.

Summary

Property type: Apartment
Bedrooms: 2
Price: €305,000

Key Information

Internal Area: 57 sqm
Property Features:

- Balcony: 1

Location: Auvergne-Rhône-Alpes



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