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Canut duplex with view close to Place du Commandant Arnaud

Lyon , Rhône , Auvergne-Rhône-Alpes



€430,000

inc. of agency fees

4 Beds

132 sqm

Quiet and bright, this 132sqm canut apartment (77sqm carrez) is ideally located in Lyon 4th, in the heart of Croix Rousse, near the Place du Commandant Arnaud, its shops and its neighborhood life. After...

At a Glance

Reference MFH-EAL8366

Bed 4

Near to Lyon

Pool No

Price €430,000

Hab.Space 132 sqm

Land Tax N/A

Property Description

Quiet and bright, this 132sqm canut apartment (77sqm carrez) is ideally located in Lyon 4th, in the heart of Croix Rousse, near the Place du Commandant Arnaud, its shops and its neighborhood life. After crossing the entrance hall, fitted with cupboards, and equipped with a separate toilet, the living space is lit by four large windows, consists of a large living room under a magnificent French ceiling and an independent kitchen. A

bathroom and a first bedroom complete this level. A staircase leads upstairs where a corridor serves two bedrooms, an office, a bathroom and a toilet. The location, the volumes and the unobstructed view are the assets of this authentic canut. Subject to the status of the co-ownership: 8 lots - annual charges EUR1080. Possibility of buying a closed box nearby. ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2024: between EUR1,360 and EUR1,870 - Condominiums of 6 units (No proceedings in progress).

Annual expenses : 1080 euros.

Summary

Property type: Apartment
Bedrooms: 4
Price: €430,000

Key Information

Internal Area: 132 sqm

Location: Auvergne-Rhône-Alpes



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