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## Cozy apartment

Lyon , Rhône , Auvergne-Rhône-Alpes



# €550,000

inc. of agency fees

3 Beds      1 Baths      108 sqm

Located in the Martiniere district in a quiet little street near the Quai Saint Vincent, this renovated apartment without vis-à-vis is a real cocoon on the top floor of a beautiful old building. The entrance...

### At a Glance

**Reference** MFH-EAL8273

**Bed** 3

**Near to** Lyon

**Bath** 1

**Pool** No

**Price** €550,000

**Hab.Space** 108 sqm

**Land Tax** N/A

### Property Description

Located in the Martiniere district in a quiet little street near the Quai Saint Vincent, this renovated apartment without vis-à-vis is a real cocoon on the top floor of a beautiful old building. The entrance opens directly onto the beautiful living room with American kitchen offering a beautiful reception area with warm decoration. On the same level two bedrooms and a bathroom complete the whole. The floor which comes from the conversion of the attic offers a very pleasant raised office space with a view which can also be used as a guest room or relaxation area. In the extension a third bedroom takes place. Ideally located in the 1st

arrondissement, this apartment is a real favorite. ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021: between EUR1,490 and EUR2,080

Condominiums of 14 units (No proceedings in progress).

Annual expenses : 2412 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€550,000

## Key Information

Internal Area:	108 sqm
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## Location: Auvergne-Rhône-Alpes



## Gallery









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