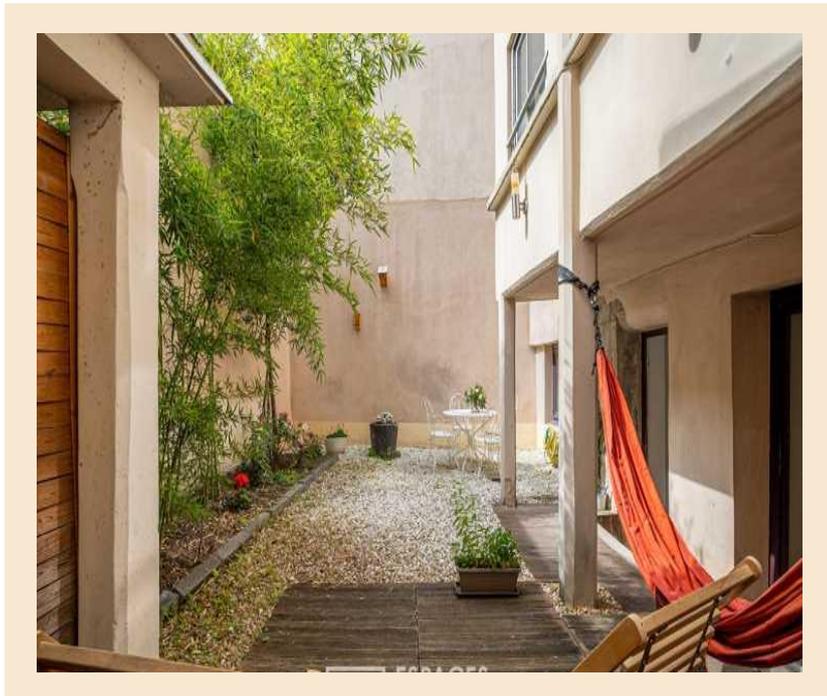


[Click to view MFH-EAL7836](#)

## Apartment in the heart of Saint-Just with garden

Lyon , Rhône , Auvergne-Rhône-Alpes



# €349,000

inc. of agency fees

2 Beds      66 sqm      0.01 ha

Located in the 5th arrondissement of Lyon, Saint-Just district, a stone's throw from Place de Trion, this 66m<sup>2</sup> duplex apartment (Carrez law) is located on the ground floor of an old building and benefits...

### At a Glance

**Reference** MFH-EAL7836  
**Bed** 2  
**Land** 0.01 ha

**Near to** Lyon  
**Pool** No

**Price** €349,000  
**Hab.Space** 66 sqm  
**Land Tax** N/A

### Property Description

Located in the 5th arrondissement of Lyon, Saint-Just district, a stone's throw from Place de Trion, this 66m<sup>2</sup> duplex apartment (Carrez law) is located on the ground floor of an old building and benefits from a private garden of 90m<sup>2</sup>.

The entrance opens onto the living room composed, on one side, of the kitchen/dining room and on the other, the living room with direct access to the garden.

The staircase leads to the completely renovated night area, with two bedrooms sharing a bathroom and a toilet. The charm of the old, the garden as well as the calm and the location are the assets of this property.

- Individual gas heating

- Garden sheds

Property subject to co-ownership status: 9 lots

Annual charges: EUR1,136

ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between EUR1,400 and EUR1,960

-

Condominiums of 9 units (No proceedings in progress).

Annual expenses : 1136 euros.

## Summary

Property type:	Apartment
Bedrooms:	2
Price	€349,000

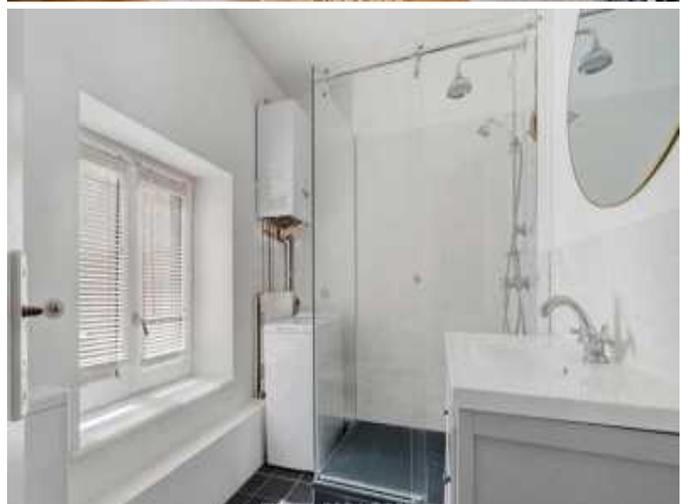
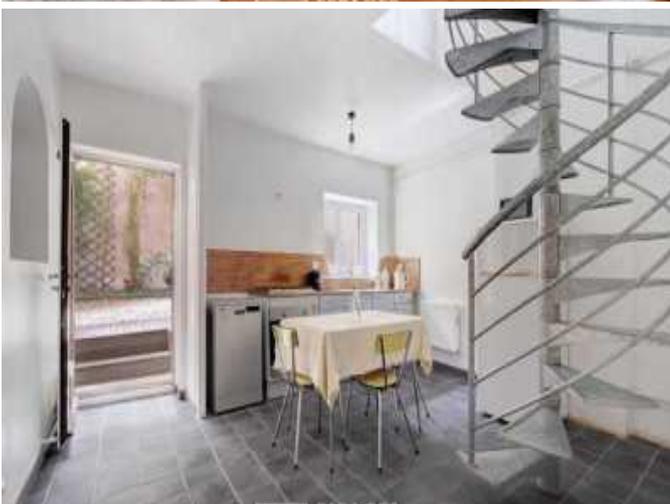
## Key Information

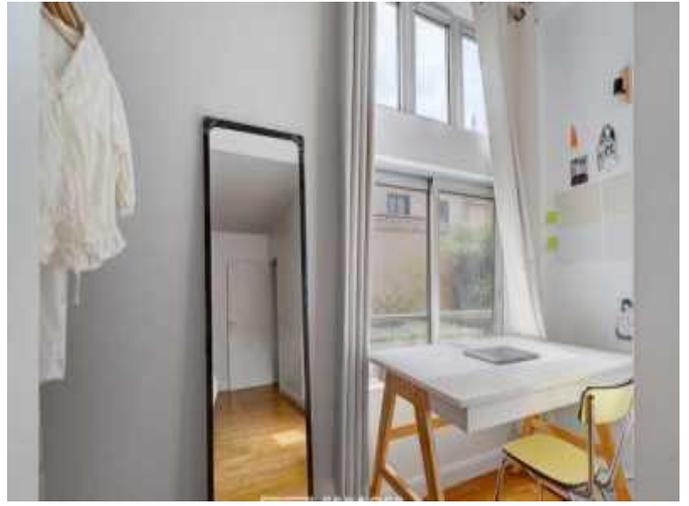
Internal Area:	66 sqm
Land Area:	0.01 ha
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



# Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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