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Magnificent duplex roof terrace in Caluire

Caluire Et Cuire , Rhône , Auvergne-Rhône-Alpes



€511,000

inc. of agency fees

3 Beds

1 Baths

89 sqm

Located in the popular town of Caluire, a few minutes from Lyon, this 89m2 family duplex with its 100m2 terrace is located on the 4th and last floor with elevator of a high-end condominium. This property...

At a Glance

Reference MFH-EAL5797_A-5

Bed 3

Near to Caluire Et Cuire

Bath 1

Pool No

Price €511,000

Hab.Space 89 sqm

Land Tax N/A

Property Description

Located in the popular town of Caluire, a few minutes from Lyon, this 89m2 family duplex with its 100m2 terrace is located on the 4th and last floor with elevator of a high-end condominium. This property offers a real contemporary living space with family dimensions. Benefiting from a triple exposure, you will appreciate its great brightness and its unobstructed view. The entrance opens onto a living room with substantial volumes, bathed in light thanks to its numerous openings and benefiting from two terrace accesses. This consists of a kitchen area open to the dining/living room area, a laundry room and an

individual toilet. On the night side, on the second level, there are three comfortably sized bedrooms, including a master suite with private bathroom, a large bathroom, and an individual toilet. Located a few steps from all amenities, in the heart of a unique architectural ensemble, combining modernism and gentle living, this apartment will delight any family looking for city life. A simple closed box garage completes this property. Photos and videos on request Reduced notary fees (2.2% instead of 7.8%) Low energy consumption building - Urban green gas ENERGY CLASS: A / CLIMATE CLASS: A Condominiums of 28 units (No proceedings in progress).

Annual expenses : 2029.2 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€511,000

Key Information

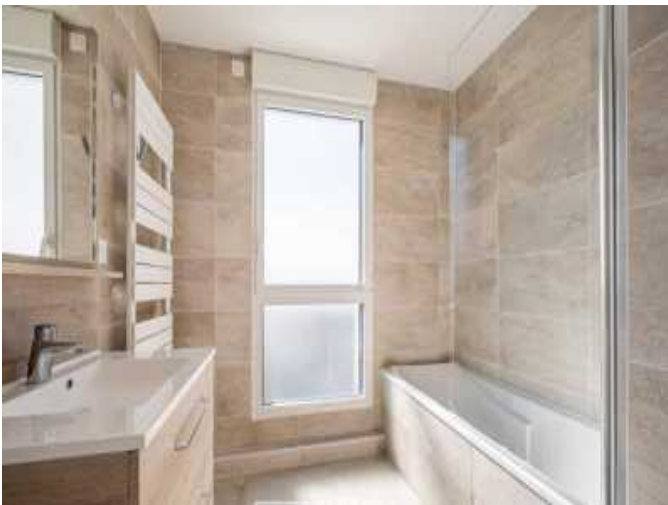
Year Built:	2024
Internal Area:	89 sqm

Location: Auvergne-Rhône-Alpes



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