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## Duplex and terrace in Monplaisir

Lyon , Rhône , Auvergne-Rhône-Alpes



**€765,000**

inc. of agency fees

3 Beds

135 sqm

Located in the heart of the Monplaisir district and the Avenue des Frères Lumières, this 135sqm apartment is located on the top floor of a six-story residential...

### At a Glance

Reference MFH-EAL8795

Near to Lyon

Price €765,000

Bed 3

Pool No

Hab.Space 135 sqm

Land Tax N/A

### Property Description

Located in the heart of the Monplaisir district and the Avenue des Frères Lumières, this 135sqm apartment is located on the top floor of a six-story residential building with an elevator. The entrance leads to a modern, independent, equipped kitchen on either side before offering a warm living room with high ceilings and direct access to a sky terrace. The night area already consists of two beautiful bedrooms that share a bathroom. A large laundry room / storeroom with window completes this level. A wooden staircase takes us upstairs to an open 21sqm room that currently offers space for the piano, workshop and office but could

easily be redesigned into an additional bedroom with bathroom if necessary. A spacious master suite with bathroom closes the night area. A cellar completes the ensemble. A garage in the basement organizes parking. Property subject to the status of co-ownership: 146 lots, including 84 residential lots ENERGY CLASS: D - CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, as of January 1: between EUR1,590 and EUR2,210 (Diagnostics established on 07/05/2022) -

Condominiums of 146 units (No proceedings in progress).

Annual expenses : 2816.27 euros.

## Summary

|                |           |
|----------------|-----------|
| Property type: | Apartment |
| Bedrooms:      | 3         |
| Price          | €765,000  |

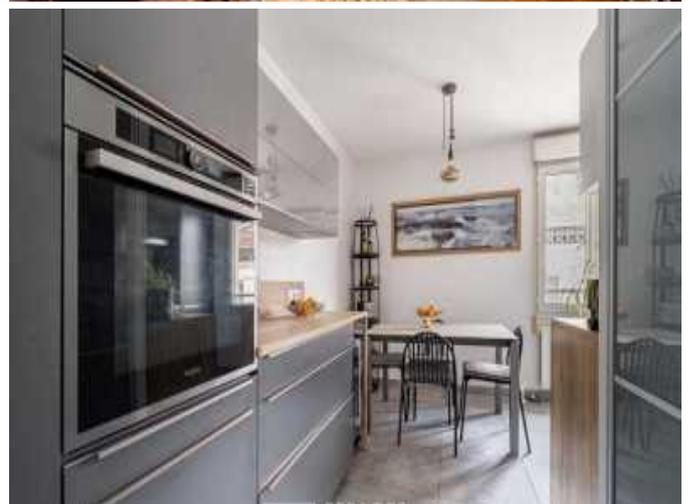
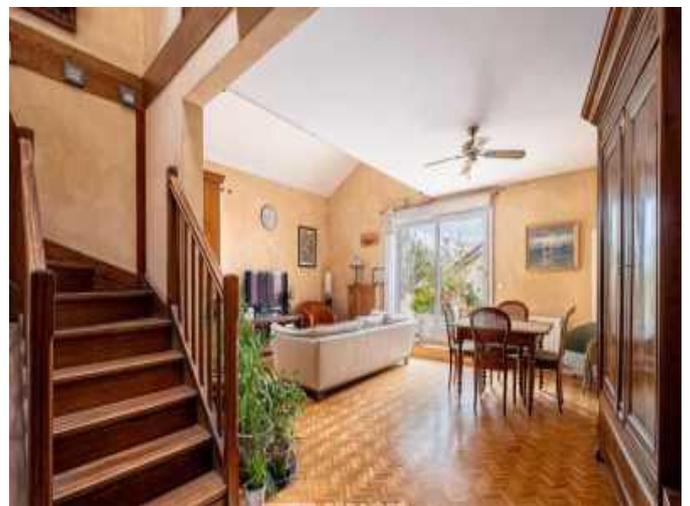
## Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1996    |
| Internal Area: | 135 sqm |

## Location: Auvergne-Rhône-Alpes



## Gallery







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**C. BAUER – Sunday Times**

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